



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY AUGUST 24TH, 2009
1015 LOCUST ST. #1200
4:00 P.M.**

APPROVAL OF JULY 27TH, 2009 MINUTES

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
Cultural Resources Department

A.

Date: August 24, 2009
To: City of St. Louis Preservation Board
From: Jan Cameron, Preservation Administrator, Cultural Resources Office
Subject: Preliminary Review: Demolish attached rowhouse and construct new exterior wall; rehabilitate remaining 2 rowhouses for rental units; expand and improve existing commercial parking lot.
Address: 1620-22-24 Dolman Street
District: Lafayette Square Local Historic District **Ward:** 7



1624 DOLMAN

Applicant :
Phil Durham/Studio Durham Architects

Owner:
Zumwalt Corporation

Staff Recommendation:
That the Preservation Board deny the proposal to demolish 1624 Dolman, and also withhold preliminary approval of the rehabilitation project as currently proposed.



Background

On November 21, 2009, the Cultural Resources Office staff received a preliminary review application for the demolition of 1624 Dolman Street, a two-story rowhouse in the Lafayette Square historic district. The house had sustained a serious collapse of its front facade in March of this year and was condemned by the Building Division.



PROPERTY ADJACENT TO THE NORTH ON DOLMAN

Site and Surrounding Area:

1620-22-24 Dolman is located one-half block south of Lafayette Avenue, directly adjacent to a parking area owned by the Zumwalt Corporation; and one-half block southwest of Kennett Place, an architecturally significant private street that has undergone substantial reinvestment. With the exception of a two-story commercial/residential building now converted to residential use (see photo above), surrounding properties are residential and include both historic

rehabilitations and compatible infill designs. With the exception of the subject building, all properties are well-maintained and contribute to the character of the historic district.



ZUMWALT COMPLEX ADJACENT TO THE SOUTH AT LAFAYETTE AND DOLMAN

The Zumwalt complex is also generally well-maintained with the exception of the parking area directly adjacent to 1624 Dolman. This is an unscreened, unpaved lot with commercial vehicles and cars parked haphazardly and encroaching upon the public sidewalk.



UNPAVED PARKING LOT — note encroachment of vehicle on sidewalk



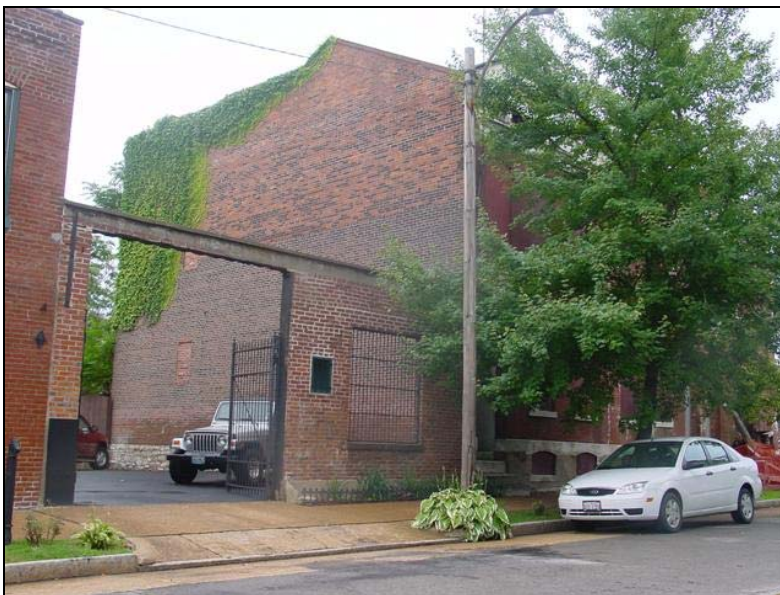
CONTEXT OPPOSITE



Reasons for Application:

The owners request a variance from the Lafayette Square historic district standards to demolish 1624 Dolman, stating that because of its compromised structural condition it is infeasible to rehabilitate. The owners also request preliminary approval of their proposal to rehabilitate the remaining two rowhouses and expand their commercial parking lot.

DETAIL OF FRONT FAÇADE AT 1622 DOLMAN



NORTH ELEVATION OF 1620 DOLMAN (ALTERED)

Relevant Legislation

Excerpt from Ordinance #63327, Lafayette Square Historic District:

ARTICLE 2: HISTORIC BUILDINGS

211 DEMOLITION

Comment: Buildings which are significant, without regard to chronological age, are considered historically significant to the character and integrity of the neighborhood.

Demolition is strongly discouraged and strictly limited.

211.1 Application For Demolition Permit

Comment: Demolition permits for buildings within historic districts are applied for at the St. Louis City Building Commissioner's Office and reviewed by the Heritage and Urban Design Commission.

1. *An application for any demolition within the Lafayette Square Historic District shall include the following information:*
 1. *date owner of building acquired the property*
Not submitted. However, according to available City records, the Zumwalt Corporation has owned 1620, 1622 and 1624 Dolman for at least 12 years.
 2. *written statement describing reasons for demolition or proof of hardship*
Not submitted. However, the front façade has sustained a serious masonry failure and the project architect has indicated that other significant structural problems make the building's rehabilitation impracticable.
 3. *copy of St. Louis records indicating the date of construction of the building under consideration*
Not submitted. The City records the construction date as 1890 but stylistically the building appears likely to date to around 1875.
 4. *site plan of the property showing the relation of the building to the site and to adjacent structures*
Received. Both existing conditions and proposed site plans have been submitted.
 5. *black and white or color photographs, 3" x 5" minimum size, of each elevation of the building.*
Received.

211.2 Valid Reasons For Demolition Permits

1. *The only valid reason for granting a demolition permit is for the removal of an addition or alteration which is not original to the structure, in order to restore the original appearance.*
Not Applicable.



DETAILS OF FOUNDATION AND UNSUPPORTED CHIMNEYS, SOUTH FACADE



**FRONT ELEVATION COLLAPSE DUE TO
WATER PENETRATION**

211.3 Invalid Reasons For Demolition Permits

1. *The following are not valid reasons for granting a demolition permit:*

1. *Deterioration by neglect, lack of maintenance or failure to properly secure and weatherize the building.*
2. *Structural damage or deterioration.*

Comment: Owners shall maintain their properties to the minimum standards of the City of St. Louis Building Code.

The collapse of the front façade is due to water penetration from failing gutters and lack of downspouts. The property has not been maintained for many years.

The owners contend that alterations made many years previously to convert coal fire boxes and chimneys to wood burning have resulted in other serious structural issues. However, the owner has made no effort over the years to stabilize or mitigate these conditions.

Community Consultation

As of this writing, the Cultural Resources Office has received no comments from the Ward Alderman. Mark Etting, Vice President for Development of the Lafayette Square Restoration Committee has submitted a letter recommending denial of the demolition permit for 1624 Dolman, citing Section 211.2 and 211.3 of the Lafayette Square Historic District Code.



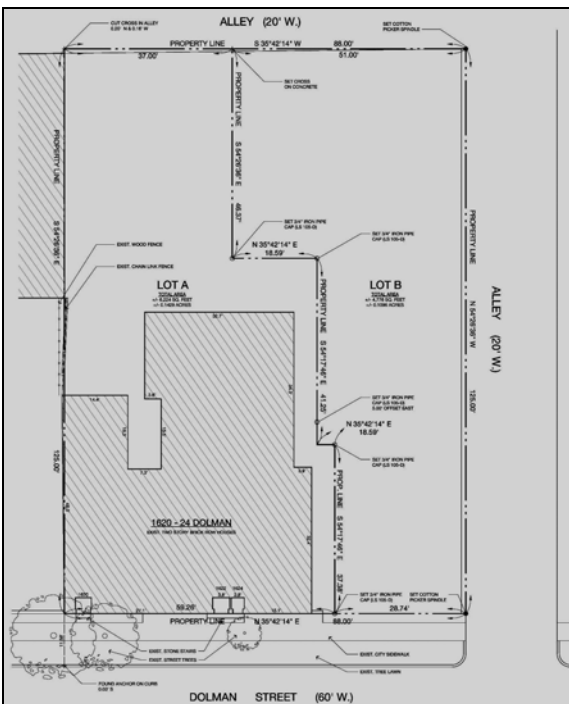
**DETAIL SHOWING BOWING OF SOUTH FAÇADE
AND UNSUPPORTED CHIMNEYS**



**SOUTH WALL SHOWING BOWING AND
SEPARATION OF MAIN BLOCK & REAR ELL**

Comments

The applicant contends that the rehabilitation of 1624 Dolman is not possible because an earlier alteration to convert coal fire boxes and chimneys has resulted in the south wall being bowed to such an extent that second floor joists are no longer pocketed and there is a substantial separation of the building from the rear addition. The south elevation, as well as the front façade, would need to be completely reconstructed. Another related problem is that an earlier subdivision of the property to expand Zumwalt's lot has left 1624 Dolman without a rear yard or access to the alley. (See site plan and aerial below).

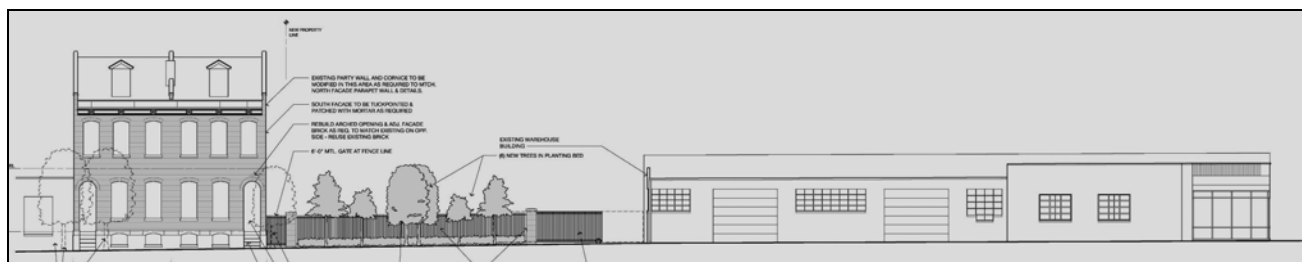


EXISTING CONDITIONS SITE PLAN
Note staggered property line at 1624 Dolman

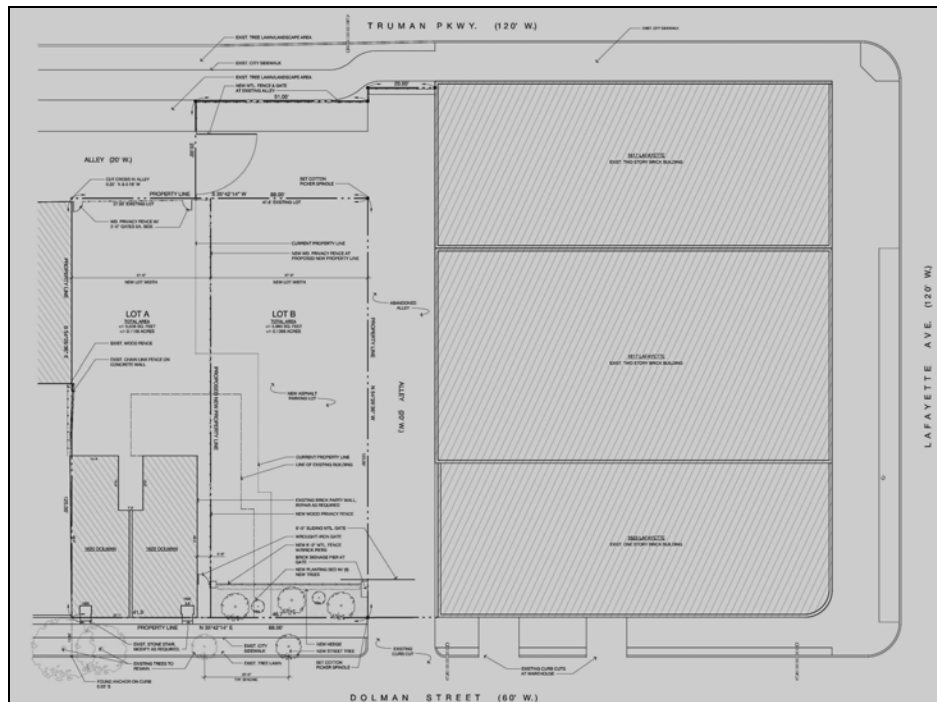


AERIAL VIEW — 1620-22-14 Dolman at center
Zumwalt lot extends behind 1622 & 1624 Dolman
(Rear addition outlined)

The owner proposes to remove both 1624 Dolman and a rear addition at 1624 and 1622, constructed ca. 1915 (outlined in aerial photo). 1620 and 1622 Dolman will then be rehabilitated under the Historic Tax Credit program, and extant architectural details that can be salvaged from the demolition of 1624 will be reused in their rehabilitation. The existing Zumwalt lot will be extended, paved with asphalt, and screened by a 6-foot metal fence with brick piers behind an 8-foot-deep landscape strip. A sliding metal gate will be installed at the current entry point, an abandoned city alley.



PROPOSED STREETSCAPE SHOWING REMAINING ROWHOUSES, UPGRADED LANDSCAPE AND FENCE



PROPOSED SITE PLAN SHOWING 2 REHABBED ROWHOUSES AND EXPANDED COMMERCIAL LOT

While the Cultural Resources Office staff would welcome the upgrade of what is currently an unsightly commercial lot, it cannot support the demolition of 1624 Dolman, which, along with 1620 and 1622, represents a significant historic property type and one of Lafayette Square's older residential buildings. The deterioration of 1624 Dolman is a direct result of the property owner's lack of maintenance, and rewarding that with demolition to allow the extension of an adjacent commercial use is directly contrary to the Lafayette Square standards.

The staff recommends that the owner reconstruct the front and south facades as required to restore the building to its original appearance. Removal of the addition at 1622 and 1624 Dolman would be acceptable.



REAR ELEVATION SHOWING ADDITION TO 1622 AND 1624 DOLMAN



ORIGINAL FLOUNDER ELL AT 1620 DOLMAN

**Conclusion**

The Cultural Resources Office staff recommends that the Preservation Board deny the proposal to demolish 1624 Dolman, and deny the preliminary review of the project as currently proposed, as they are not in conformance with the Lafayette Square Historic District Standards.

Contact:

Jan Cameron

Telephone:

Fax:

E-Mail:

Planning and Urban Design, Cultural Resources Office

314-622-3400 x 216

314-622-3413

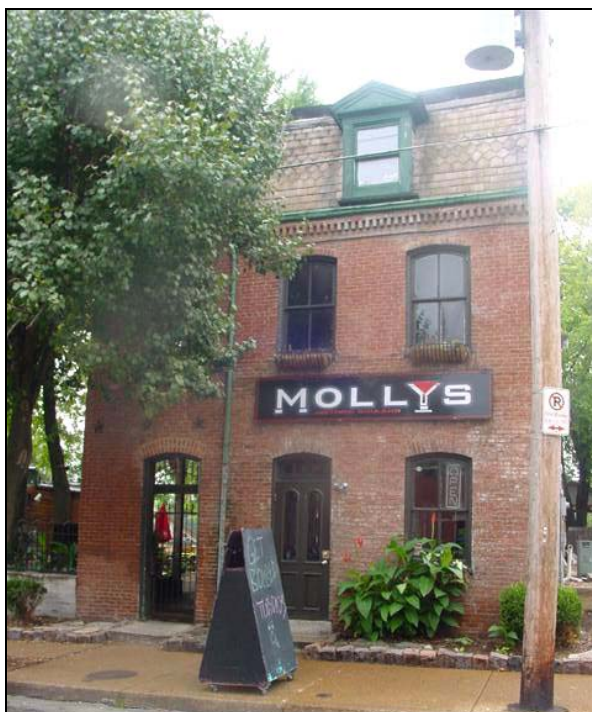
CameronJ@stlouiscity.com



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

B.

Date: August 24, 2009
To: City of St. Louis Preservation Board
From: Jan Cameron, Cultural Resources Office
Subject: Preliminary Review to retain 4 cabanas and a covered deck constructed without a permit in 2005.
Address: 808-816 Geyer Avenue
District: Soulard Local Historic District **Ward:** 7



816 GEYER

Applicant:

Klitzing Welsch Associates Inc., architect

Owners:

816 Geyer LLC

Purpose:

A preliminary review application to retain four cabanas and a free-standing covered deck constructed without a permit in 2005.

Recommendation:

That the Preservation Board may consider a variance to the Soulard Historic District Standards based upon Title 24.





YARD STRUCTURES AS SEEN FROM STREET



THREE OF THE CABANAS ERECTED WITHOUT A PERMIT

Background

The previous property owner made application for a building permit for two single and two double cabanas and a free-standing covered deck in October of 2004. The Cultural Resources Office staff denied the permit application as the design of the structures did not comply with the Souland Historic District standards. The owner appealed that decision on December 14, 2004.

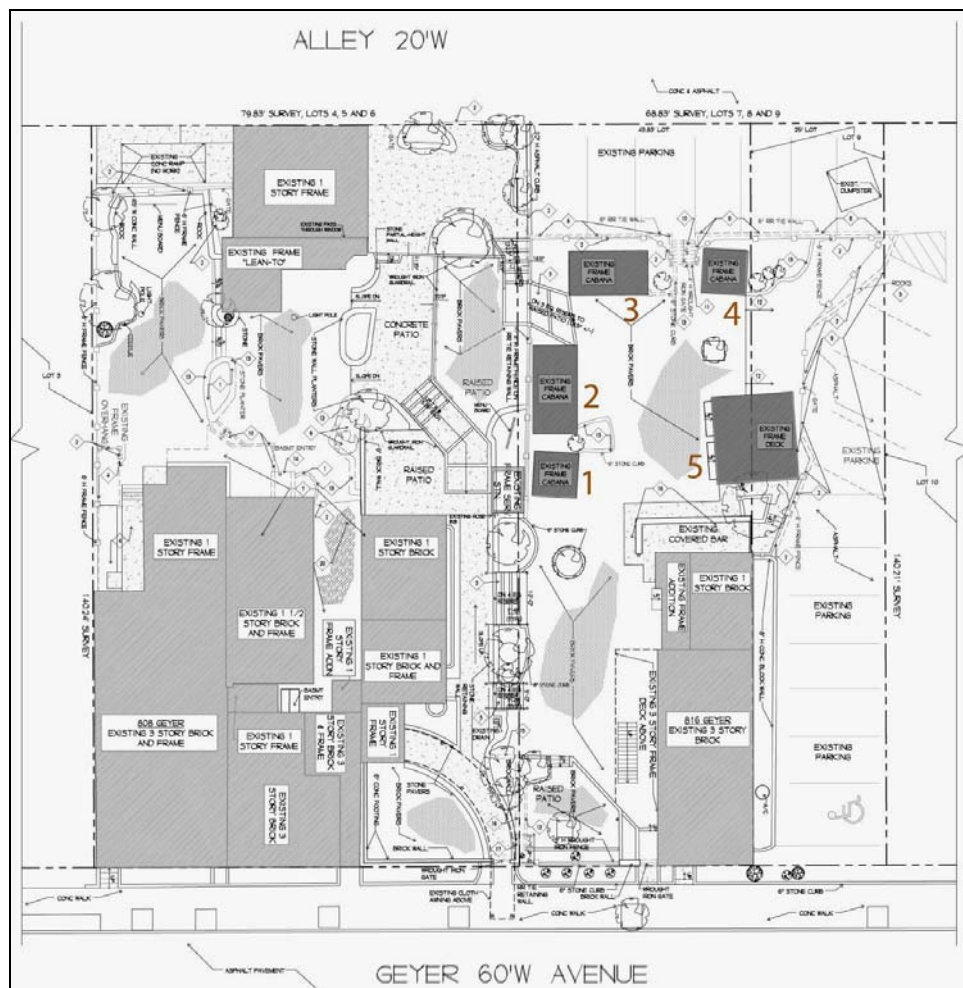
The owner proceeded to erect the structures despite the Cultural Resources Office denial, without obtaining a building permit.

At its January 24, 2005 meeting, the Preservation Board voted to defer a decision until the appellant could obtain a letter of support from the Souland Restoration Group. No such letter has ever been received.

A new owner has recently purchased the business. In order to obtain a renewal of its liquor license, he is required to abate all outstanding violations on the property. A preliminary review application to modify the design of the existing structures was received at the Cultural Resources Office on July 7, 2009 and scheduled for review by the Preservation Board.



VIEW FROM GEYER SHOWING MOLLY'S AND NORTON'S CAFE



SITE PLAN OF MOLLY'S/NORTON'S SHOWING CABANA PLACEMENT (SHADED AND NUMBERED)

Site and Surrounding Area

The building is located on Geyer Avenue between 8th and 9th Streets. The site is directly adjacent to a parking lot at the corner of 9th, and therefore the rear structures are visible from the west. A deteriorated wood privacy fence partially screens the property, although the covered deck is still visible from 9th Street.

The surrounding area is a mix of commercial and residential properties, all but a recent addition to the 1860s Saloon are contributing resources to the Historic District. The streetscape is dense and buildings are sited close to or at the front property line.



COVERED DECK (#5)



DOUBLE CABANA (#2)

Reasons for Application

The cabanas and covered deck were illegally constructed by the previous owner in 2005. He was never able to obtain a permit for the structures, which do not comply with the Soulard Historic District Standards. The new owner, who is also the owner of Norton's Café that adjoins the property on the east, must clear up any outstanding violations before the liquor license can be renewed.



CABANA #3



DETAIL OF CABANA CONSTRUCTION



CABANAS #1 AND #2

Relevant Legislation

The covered “deck” and cabanas are considered yard structures as defined by the ordinance.

SOULARD HISTORIC DISTRICT ORDINANCE 62382

100 Definitions

101.14 Model Example

Comment: Throughout these Standards, a Model Example is often required as a basis for comparison and as a source of ideas for reconstructed elements and for new construction.

A building or element(s) of a single building type or style constructed prior to 1929 and:

Existing or once existing within:

the Soulard Historic District; or

the City of St. Louis, provided it is of a form and architectural style currently or once found within the Soulard Historic District; and

Offered to prove that:

A design proposed for constructing or reconstructing a building will result in a building element compatible with the building for which it is to be constructed; or

A design proposed for constructing a new building will result in a building compatible with its architectural environment; and

Of a comparable form, architectural style and use as:

The building to receive the constructed or reconstructed element; or

The building to be constructed....

The Model Example concept is not intended to preclude contemporary designs, but to assure that they are compatible with their environment.

The obligation to provide a Model Example and the photographs or photographic reproductions evidencing same shall at all times belong to the person or entity proposing to construct or reconstruct building elements or to construct new buildings. The Commission shall have the right to determine whether an example is, in fact, a Model

Example, as defined herein. The Commission shall also have the right to request that additional evidence of the example be provided.

No Model Example has been submitted.

407 Yard Structures

Yard Structures such as gazebos and storage sheds shall be based upon a Model Example.

Does not comply. No Model Example has been submitted. None of the structures can comply with any Model Example without significant redesign and reconstruction.

The following are prohibited:

Prefabricated metal structures

Fiberglass structures

Complies. The structures are stick-built wood frame.

Designs shall be of mass and scale appropriate to the spaces they occupy and constructed of such materials acceptable by this Code for new construction.

Mass and Scale:

Does not comply. Mass and scale of the cabanas are excessive for the site and placed in a haphazard arrangement.

Materials:

Will comply. Revised design proposes replacement of plywood and lattice with board-and-batten siding, an appropriate finish material used historically on outbuildings. (The applicant has agreed to add additional battens to those shown on the submitted elevations, to better replicate historic siding.)



DETAILS OF LARGE COVERED DECK STRUCTURE

Community Consultation

The staff has not been contacted by the Alderman or the neighborhood association in regard to this new proposal.



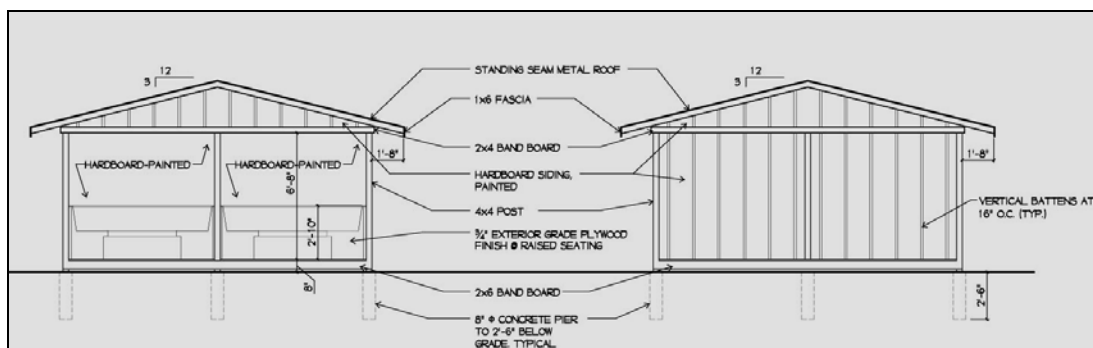
DECK STRUCTURE SEEN FROM 9TH STREET

Comments

The Soulard Historic District ordinance requires that yard structures be based on a Model Example, and constructed out of materials acceptable under the code for New Construction. The new owner is willing to alter the appearance of the illegal structures as much as possible without substantial reconstruction and expense. The project proposes substituting plywood and wood trellis with board-and-batten siding of historic character. The existing standing seam metal roofs will remain.

While this modification will improve the appearance of the structures to some degree, it does not address the more serious issue of the structures' rustic design and the form, which do not follow any historic precedent. In addition, the placement of the outbuildings appears random and their scale overwhelms a relatively small space.

As an additional mitigation, the applicant proposes the construction of an 8-foot tall fence on the west property line, to obscure the buildings from view along 9th Street. They will still be seen from Geyer Avenue, although they are somewhat screened by a wrought-iron fence and landscaping.



PROPOSED ALTERATIONS TO DOUBLE CABANAS

St. Louis City Ordinance 64689

SECTION TWO. Purpose.

The intent of this ordinance is to promote the prosperity and general welfare of the public, including particularly the educational and cultural welfare, through:

- A. The protection, enhancement, perpetuation and use of buildings, improvements, parks, sites and natural phenomena as have or may reasonably be expected to have historic or cultural value and significance to the nation, the state or the City;
- B. The stabilization and improvement of the value of property and the equity held by citizens in their property by the enhancement of the beauty, convenience and amenity of neighborhoods, parks, streets, public buildings and monuments, and by the enhancement of civic design;
- C. The increase of economic resources available for the conservation and rehabilitation of neighborhoods and for the abatement of blight by the encouragement and use of public financial assistance and tax benefits available for the reuse of buildings, neighborhoods and public facilities with primary emphasis on making said resources available to City residents, property owners who by virtue of limited income might otherwise be unable to maintain their property, property owners whose property is not producing a reasonable income, and potential investors in property located in the City;
- D. The increase of commerce and prosperity by the protection of the value, convenience, and amenity of property and to promote the tourist trade and civic pride and wider public knowledge and appreciation of the heritage and history of St. Louis.

SECTION FIFTEEN. Consideration of permit application.

If the proposed construction, alteration or demolition is not covered by any duly approved Historic District standard for the Historic District in which the Improvement is situated, the application for permit shall be reviewed pursuant to Section Forty-Two of this ordinance.

PART V - HISTORIC DISTRICTS AND LANDMARKS - CONSTRUCTION, ALTERATION AND DEMOLITION

SECTION THIRTY-NINE. Permit required when: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site

No Owner or other person shall construct, demolish or alter any designated feature or Exterior Architectural Feature with respect to any Improvement situated within an Historic District, or within or part of a Landmark or Landmark Site, nor shall such person cause or permit any such work to be performed upon such property, unless an application shall have been filed with the building commissioner and a permit obtained therefor from the building commissioner. The building commissioner shall immediately upon receipt of any such application for permit forward a copy of such application to the Cultural Resources Office for review.

SECTION FORTY. Preliminary design review of proposed construction or Exterior Alterations: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

The Preservation Board may establish procedures for preliminary design review by the Cultural Resources Director and the staff of the Cultural Resources Office of proposed construction or Exterior Alterations where Landmark or Historic District standards may be expected to apply. If, after a preliminary design review as above, an application for permit is received by the building commissioner which conforms to the plans and specifications as approved at the preliminary design review, the building Commissioner may issue the permit.

SECTION FORTY-ONE. Determination of compliance or recommendation required before permit approved: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

No permit for any such construction, alteration or demolition shall be issued by the building commissioner unless the Cultural Resources Director shall have determined that the proposed work complies with the applicable Historic District or Landmark or Landmark site standards, or the Preservation Board or Cultural Resources Director has recommended that the application for permit be approved.

SECTION FORTY-TWO. Consideration of permit application: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

If the proposed construction, alteration or demolition is not covered by any duly approved design standard for the Historic District, Landmark or Landmark Site in which the Improvement is situated, the Cultural Resources Office or the Preservation Board shall review the application for permit, as provided by the rules of the Preservation Board. In making such review, the Preservation Board or Cultural Resources Office, as the case may be, shall consider such application in light of the Historic District plan and Historic District standards with respect to the Historic District, or the Landmark plan and standards, as the case may be, the intent of this ordinance, the effect of such proposed construction, alteration or demolition on the significant features or characteristics of the Historic District or Landmark or Landmark Site which were the basis for the Historic District or Landmark or Landmark Site designation and such other considerations as may be provided by rule of the Preservation Board. The Preservation Board or the Cultural Resources Office, as the case may be, shall forward its determinations or recommendations with respect to the application to the building Commissioner within forty five (45) days from the date of application for permit. The building commissioner shall deny the application for permit if the Preservation Board or the Cultural Resources Office, as the case may be, recommends that the permit be denied or if the Applicant refuses to accept conditions to approval that may be required by the Cultural Resources Office or Preservation Board or by the building Commissioner on direction of the Cultural Resources Office or the Preservation Board.

SECTION FORTY-THREE. Granting or denial of permit application: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

The building commissioner shall in any case grant or deny the application for a permit within fifty (50) days from the date of application.

SECTION FORTY-FOUR. Appeal on actions or determinations: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

Any person aggrieved by, or any officer, department, board, bureau or commission of the City affected by, the action of the building Commissioner with respect to a requested permit based on the Cultural Resources Office's application of the Landmark or Historic District standards to a requested permit or based on the recommendations or determinations by the Preservation Board or Cultural resources Office pursuant to Sections Thirty-Nine through Forty-Three, may appeal the action of the building commissioner to the Preservation Board for review and hearing. Such appeal shall be known as a preservation appeal and shall be taken within thirty (30) days after the action of the building commissioner by filing a notice of appeal with the Cultural Resources Office specifying the grounds of such appeal.

SECTION FORTY-FIVE. Hearing on filed appeal: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

Within forty five (45) days after the filing of appeal to the Preservation Board, the Preservation Board shall hold a hearing thereon. The Preservation Board shall hear the recommendations and evidence submitted by the Cultural Resources Office and by any officer, department, board, bureau or commission desiring to be heard thereon and shall permit the appellant and other parties to the appeal an opportunity to appear and be heard by the Preservation Board and to submit evidence. The Preservation Board may permit any other interested person an opportunity to appear and be heard by the Preservation Board. The Preservation Board may continue or adjourn the hearing or schedule additional hearings to permit a full hearing of the appeal. The Preservation Board shall cause all proceedings in a preservation appeal to be suitably recorded and preserved.

SECTION FORTY-SIX. Attempt to reconcile proposed action with applicable standards: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

The Preservation Board shall endeavor to reconcile the construction, alteration or demolition proposed by the Applicant for permit with the applicable Historic District or Landmark standards. If an application for permit is revised or resubmitted in accordance with such a reconciliation, then the building Commissioner shall approve the necessary permit, provided that any conditions for such permit under the building code or other ordinances have otherwise been met.

SECTION FORTY-SEVEN. Consideration of claim that property cannot be put to reasonable beneficial use without approval of proposed work: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

If the Applicant for permit claims that the property involved cannot be put to a reasonable beneficial use without the approval of the proposed construction, alteration or demolition the Applicant shall present evidence at the hearing before the Preservation Board, establishing such claim, and in the case of income producing property, the Applicant shall also present evidence whether the Applicant is able to obtain a reasonable return on the Applicant's investment from the property without the approval of the proposed construction, alteration or demolition. If such a claim is presented, the Preservation Board shall consider the possibility of preserving the property, including plans for its use in economically productive ways. The Preservation Board may hear evidence thereon at the hearing or may continue the hearing for a reasonable time to permit the preparation and presentation of evidence thereon to the Preservation Board by the Cultural Resources Director, the Cultural Resources Office, or any other person, including members of the Preservation Board. After consideration of the evidence, the Preservation Board shall make a determination whether the property can be put to a reasonable beneficial use

without the approval of the proposed work; and in the case of income producing property, the Preservation Board shall also determine whether the Applicant can obtain a reasonable return on its investment from the property without the approval of the proposed work.

SECTION FORTY-EIGHT. Considerations in review of proposed work: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

In its review of the proposed construction, alteration or demolition, the Preservation Board shall consider whether the proposed work would violate the intent of this ordinance and the intent of the applicable Historic District or Landmark or Landmark Site designation ordinance as reflected in the Historic District or Landmark preservation plan, whether the proposed work would adversely affect the characteristics of the district or site which were the basis for the Historic District, Landmark or Landmark Site designation, whether there have been changes in the circumstances or conditions in or affecting the Historic District, Landmark or Landmark Site since its designation, and other relevant considerations, such as the availability of economically feasible alternatives to the proposed work.

SECTION FORTY-NINE. Decision or determination: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

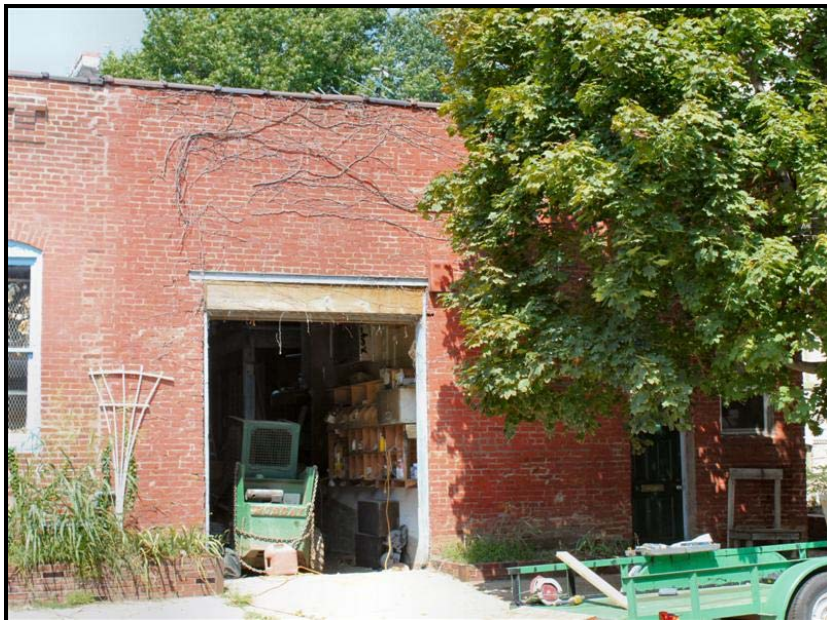
- A. Unless there shall have been a reconciliation, the Preservation Board shall reverse or affirm, with or without conditions or modifications, the action of the Building Commissioner with respect to the requested permit or make such order, decision or determination as ought to be made. The Preservation Board shall make its decision within fifty five (55) days after the filing of appeal to the Preservation Board, except that if the Applicant for permit submits evidence in support of a claim that the property cannot be put to a reasonable beneficial use without the approval of the proposed construction, alteration or demolition, the Preservation Board shall have forty five (45) days following completion of the hearing on the preservation appeal to make its decision, including any determinations required to be made under Section Forty-Seven of this ordinance. The Preservation Board shall promptly notify the parties and the Building Commissioner in writing of its decision.
- B. If the Preservation Board determines that the property cannot be put to a reasonable beneficial use without the approval of the proposed construction, alteration or demolition, the Preservation Board shall recommend that the application for permit be granted (subject to applicable building code requirements), except that the Preservation Board may delay the granting by the Building Commissioner of the permit for construction, alteration or demolition for up to one hundred (100) days to pursue alternatives for preserving such property. Such period of delay shall be measured from the date of the Preservation Board's decision of the preservation appeal. The determination to delay the granting of such permit shall require the affirmative vote of at least five of the seven members of the Preservation Board and a finding by the Preservation Board that the proposed construction, alteration or demolition will have a significant adverse effect on the Historic District or the Landmark or Landmark Site. If, during such period of delay, new or additional material information is discovered or becomes available to the Preservation Board relating to the reasonable beneficial use of the property or to alternatives for preserving such property, the Preservation Board may, during such period of delay and upon notice to the parties, reopen the hearing to take additional evidence and may revise its findings or decision based on such evidence.



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

C.

DATE: August 24, 2009
SUBJECT: Preliminary Review for the reconstructing the front facade of a building
ADDRESS: 1513 Vail Pl.
JURISDICTION: Lafayette Square Local Historic District - Ward 6
FROM: Andrea Gagen, Preservation Planner, Cultural Resources Office



Owner:
Timothy Delahanty

Applicant:
Garen D. Miller

Purpose:
New application to reconstruct the front facade of a building.

Recommendation:
That the Preservation Board preliminarily deny the reconstruction as it does not meet the Lafayette Square Historic District Standards.



PROPOSAL:

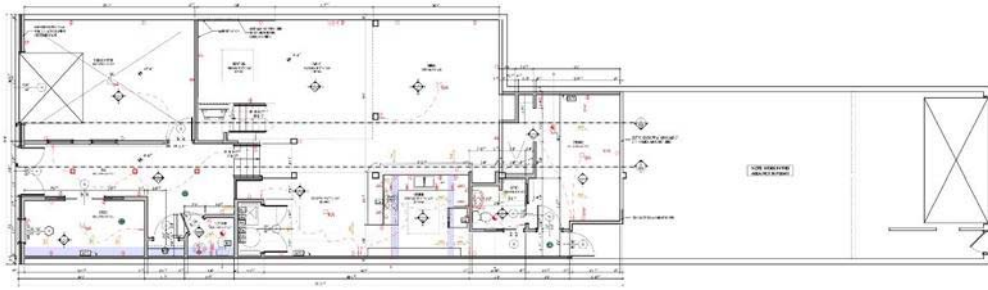
To rehab and reconstruct a single family residence/office, including the proposed replacement of the front facade.

**BACKGROUND:**

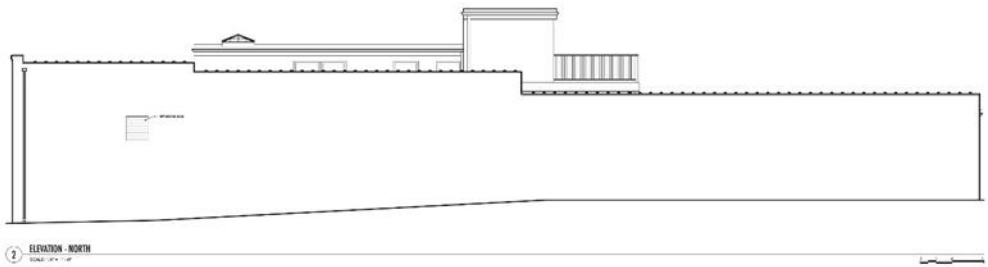
In August 2009 the Cultural Resources Office received a preliminary review application for the rehabilitation/reconstruction of a single-family residence & office, including replacement of the front facade. The building was apparently damaged in the 1896 tornado and was rebuilt. The section at 1513 Vail Pl. did not receive the same treatment as the rest of the row to which it is attached. The owner currently runs his business out of the space, but he wishes to convert it into his residence and office. In this proposal the front facade would be completely rebuilt and full mezzanine level added. A smaller 2nd story portion would also be added further back on the structure.

The new facade would be completely different from the detailing of the connected row and would be 2 ½ feet higher than the one story building to which it is attached.. The facade would not retain its current configuration of windows and doors, although there would still be a vehicular door. There is some evidence to suggest a set of double doors were present at some time in the past, although the proposed doors will not be in that location.

The Cultural Resources staff suggested that the rebuilt front facade be similar in detailing to the connected building and possibly mimic the two-story section of the building at the other end of the attached row. The staff does not believe that the proposed replacement of the front facade, as currently designed, meets the Lafayette Square Historic District standards and therefore is bringing this preliminary review before the Preservation Board.



PROPOSED FIRST FLOOR PLAN



PROPOSED NORTH SIDE ELEVATION SHOWING



CURRENT CONNECTION BETWEEN BUILDINGS

SITE AND SURROUNDING AREA:

1513 Vail Pl. is located in the Lafayette Square Historic District. The surrounding buildings are a mix of residential, commercial and industrial buildings. The large industrial building across

the street has been converted to residential, and at the north end of the street there is a good deal of new construction.



TWO-STORY PORTION OF CONNECTED ROW

RELEVANT LEGISLATION:

Excerpt from Ordinance #63327, Lafayette Square Historic District:

202.1 Exterior Masonry Walls At Public & Intermediate Facades

D. Reconstructed Exterior Walls (See figure 9)

Comment: Reconstructed masonry walls include the replacement of missing masonry within a wall and the reconstruction of a masonry wall which has collapsed.

Comment: Masonry includes brick, ornamental pressed brick and terra cotta.

1. Construction

- i. A reconstructed masonry wall shall be one of the following types of construction:
 - a) Solid masonry, or;
 - b) concrete block back-up with masonry exterior, or;
 - c) masonry veneer on metal or wood studs. **Complies.**

- ii. Mortar thickness and coursing shall match the original.
Information not supplied.

2. Material

- i. One of the following materials shall be used:
 - a) new or used masonry units which match the original in size, shape, color (variety and pattern of color), surface hardness and ornament. **Complies.**
 - b) replicas of original ornamental masonry units constructed of the materials outlined in Section 201.7: Cornices.
- ii. Soft, "salmon" brick, of the kind intended for use on the interior of walls, shall not be used. **Complies.**

Comment: Used masonry units should not be used if a checkered pattern will result when faces of the units which were not originally exposed are re-laid exposed, or when the faces have traces of previous construction including paint, plaster, mortar, tar and other foreign coatings. With a little patience and coordination, a new masonry unit which matches the original can usually be found.

ARTICLE 3: NON-HISTORIC BUILDINGS, NEW CONSTRUCTION AND ADDITIONS TO HISTORIC BUILDINGS

This article shall apply to existing Non-Historic Buildings, New Construction and permitted additions to existing Historic Buildings.

301 PUBLIC AND INTERMEDIATE FACADES

1. The Public and Intermediate Facades of Non-Historic Buildings, New Construction and permitted Additions to existing Historic Buildings shall be reviewed based on the following:
 1. Site plan including setback and alignment.
 2. Mass: The visual displacement of space based on the building's height, width and depth; the 3 dimensional impact of a structure.
 3. Scale: The perceived size of a building relative to the height and width of adjacent structures. Also the perceived size of an element of a building relative to known architectural elements; for example, the size of a door relative to a window.
 4. Proportion: Any system of mathematical ratios which establish a consistent set of visual relationships between the parts of a building and to the building as a whole.
 5. Ratio of solid to void: The percentage of opening to solid wall. Openings include doors, windows and incised porches and vestibules.
 6. Material and material color.

2. No new Additions shall be made to the Public Facade or Intermediate Facades of historic buildings, except appendages, as described in 206.1(C),3., and except that new additions may be made to a side elevation that faces a vacant lot or private yard.

301.1 Site

1. Alignment

1. New construction and additions shall have Public Facade(s) parallel to the Public Facade(s) of the adjacent buildings. **Complies.**
2. In the event that new construction or addition is to be located between two existing buildings with different alignments to the street or in the event that there are no adjacent buildings, then the building alignment which is more prevalent within that block, and on the same side, shall be used. **Complies.**
3. In the event that a new building is to be located on a block which is completely unbuilt, then the alignment shall be that which is most prevalent within the adjacent blocks or across the street. **N/A**
4. In the event that many new buildings are to be located on a block which is completely unbuilt, then all the new buildings shall have a common alignment. **N/A**

2. Setback

1. New construction shall have the same setback as adjacent buildings. **Complies.**
2. In the event that new construction is to be located between two existing buildings with different setbacks to the street, or in the event that there are no adjacent buildings, then the building setback which is more prevalent within that block (same side of street) shall be used. **Complies.**
3. In the event that new construction is to be located on a block which is completely unbuilt, then the setback which is most prevalent within adjacent blocks or across the street shall be used. **N/A.**
4. In the event that many new buildings are to be located on a block which is completely unbuilt, then all the new buildings shall have a common setback. **N/A.**
5. The preceding setback requirements are not intended to disallow construction of alley or carriage house type new construction.
3. Every unit shall have a Public Facade. **Complies.**
4. There shall be a sidewalk along all public streets. The sidewalk shall align with adjacent sidewalks. **Complies.**
5. Ancillary buildings or construction shall not be visible from public streets, unless they comply with Section 301, except 301.1(B), and 301.3. **N/A**

Definition: Ancillary buildings are detached, non-habitable structures including but not limited to the following: gate houses; common mailbox centers; storage sheds; greenhouses, garages.

6. No curb cuts shall be allowed. **Complies. Existing curb cut in front of current vehicular door.**
7. Grading **Complies, no change.**
8. The existing grades of a site may not be altered beyond minor grading to affect water runoff. **Complies.**
9. In all new buildings, at least one Public Facade that faces the street shall contain an entrance. **Complies.**

301.2 Mass

1. The mass of new construction shall be comparable to the mass of the adjacent buildings or to the common overall building mass within the block, and on the same side of the street. **Partially complies. The proposed facade is larger than the one-story building to which it is attached, but its massing is not out of scale with some of the other buildings on the block.**
2. All new buildings shall be up on a base. The elevation of the first floor shall be at least 3 steps higher than the grade and there shall be steps leading to the entry. On the Public and Intermediate Facades, there shall be a differentiation in the facade near the level of the first floor that defines the base. The wall materials and /or the detailing at the base shall be distinct from that of the rest of that facade. **Does not comply, however, this has always been a street level building and it should continue that condition.**

301.3 Scale

1. New construction shall appear to be the same number of stories as other buildings within the block, or shall have the same number of stories as the building original to that site. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings. **Does not comply. Although it appears to have two stories, the window levels at the second story are not in line with other buildings on the street. Due to the fact that this is a mezzanine level, the windows are much lower.**

Comment: Building height shall be measured at the center of a building from the ground to the parapet or cornice on a flat roof building, to the crown molding on a Mansard building, to the roof eave on a building with a sloping roof.

2. The building height shall be within 2' above or below the average height within the block. **Does not comply. The building is 2 1/2 feet taller than the existing one story buildings, and much lower than the two-story buildings.**
3. When several buildings, or a long building containing several units, are constructed on a sloping street; the building(s) shall step down the slope in order to maintain the prescribed height. The step shall occur at a natural break between units or firewalls. **N/A**

301.4 Proportion

1. The proportions of new construction and additions shall be comparable to those of adjacent buildings. **Does not comply. The distance between the first- and second-story openings are proportional to those distances on other building.**

301.5 Ratio Of Solid To Void

1. The total area of windows and doors in the Public Facade of new construction and additions shall be no less than 25% and no more than 50% of the total area of the facade. **Complies.**
2. The proportion of a window in the Public Facade of new construction and additions shall be between one of the following:
 1. 1:2 and 1:3. The height shall be at least twice the width ($W \times 2 < H$). **Complies.**
 2. Approved by the Lafayette Square Restoration Committee.

301.6 Public And Intermediate Facade Materials And Material Color

1. Finish materials shall be one of the following:
 1. Kiln-fired brick, 2-2/3" x 8" x 4" nominal, or brick size based on a model example. **Complies.**

Comment: Brick within The District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-groove (See figure 8). Most brick within The District is hard and smooth and red or orange in coloration with only minor variations in coloration.
 2. Stone common to The District.
 3. Replica stone including scored stucco
 4. Ornamental brick, stone or replica stone lintels, cornices, sills and decorative bands or panels. **Complies.**
 5. Approved by the Lafayette Square Restoration Committee.
2. Siding of any type and style is prohibited at the Public and Intermediate Facades except when an addition at a Private Facade extends an Intermediate Facade. For the purposes of applying this provision to an addition to a side elevation that faces a side yard or vacant lot, siding is prohibited at the Public and Intermediate Facades of the addition. Such additions must use finish materials as defined in (A) above. The side elevation of the addition is to be considered Intermediate. **N/A**
3. Clear and non-reflective panes of glass shall be used in Public and Intermediate facade windows, transoms and doors. **Complies.**
4. Gutters and downspouts shall comply with Section 201.8(A)(3)&(4). **N/A**
5. A proposed structure that uses brick on the Public Facades shall also use brick on the Intermediate Facades. **N/A**

301.7 Public And Intermediate Facade Roofs

- 1. Roof planes shall be uninterrupted with openings such as individual skylights, vents, pipes, mechanical units, etc. **N/A**
- 2. Visible roofing material shall be limited to the following: **N/A**
 - 1. slate,
 - 2. synthetic slate,
 - 3. asphalt or fiberglass shingles, standard three tab design of 235 pounds per square minimum construction,
 - 4. standing seam, copper or prefinished sheet metal roofing,
 - 5. Plate or structural glass.
- 3. Visible roofing material not permitted include the following: **N/A**
 - 1. Wood shingles, or composition shingles resembling wood shingles or shakes
 - 2. Roll roofing or roofing felts



COMMUNITY CONSULTATION:

The Cultural Resources Office has not been contacted by the Alderwoman. The office has received a letter of support for the project from the Lafayette Square Restoration Committee’s Development Committee in support of the project.

COMMENTS :

Although the building is not currently in its original configuration, the design of the replacement of the front facade should take into consideration the attached row of buildings. The current design relates only to the building itself and its proposed uses. As there is a two-story portion of the building at the opposite end of the connected row, the Cultural Resources staff believes that the new facade should look to this section for its detailing and design.

In addition, the relationship of the individual elements of the facade creates a building that is not in scale with the surrounding structures. Because the second story windows are actually for a mezzanine level, they are much lower than other second story windows on the block, even taking into account the building's lack of a base. The number of second story windows has also decrease the spacing of the openings and do not reflect the spacing on other buildings on the block.

CONCLUSION:

The Cultural Resources Office is asking that the Preservation Board preliminarily deny replacement of the front facade as it does not meet the Lafayette Square Historic District standards.

CONTACT:

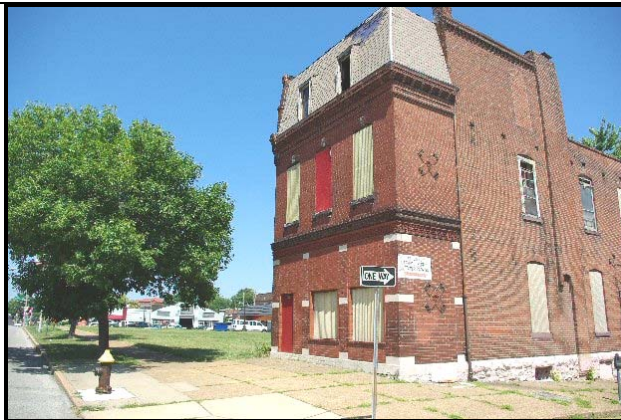
Andrea Gagen	Planning and Urban Design, Cultural Resources Office
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E-Mail:	gagen@stlouiscity.com



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

D. & E.

Date: August 24, 2009
From: Cultural Resources Office
To: City of St. Louis Preservation Board
Subject: Appeals of the staff denial of applications for demolition permits
Address: 3824 and 3928 S. Broadway
District: Preservation Review District **Ward:** 9



3824 S BROADWAY



3928-30 S BROADWAY

Owners:
KOBIA, LP

Applicant:
Gaines Wrecking



**BRICK AND TERRA COTTA DETAIL ON
3924 S BROADWAY**



Background

The owners applied for demolition permits for the buildings at 3924 and 3928-30 S Broadway in mid-June, 2009. The proposed re-use of the sites are surface parking lots, a site plan illustrating the proposed lots is in the table below. No information was submitted to support staff approval the applications, so on July 23, 2009 the applications were denied. The owner has appealed the staff denial. The owner has stated that he will provide a landscaping plan for the parking lots at the hearing on his appeal. Alderman Ortman has contacted staff to state his firm opposition to the proposed demolitions.



The area proposed for parking is circled in red. The parking lot south of Alberta, adjacent to the shopping center, will follow the natural slope of the street. The parking lot proposed for the site at 3924 S Broadway would require a continuous curb cut along Alberta as well as a variance from the Building Code.

Site and Surrounding Area:

The sites are located on the east side of S. Broadway across the street from Alexian Brothers Hospital. The context behind the sites is a residential neighborhood consisting of houses constructed between 1860 and 1920. The historic streetscape along S. Broadway, just north of the sites, has been destroyed by demolition and contemporary commercial new construction.

The building at 3924 S. Broadway would contribute to a National Register District if it were included in a nomination for the residential portion of the area directly adjacent. It is doubtful that the 3928-30 building could be listed in the National Register unless the many inappropriate alterations to the structure were removed.



LOOKING FROM NORTH TO SOUTH ON

S. BROADWAY TOWARD SITES



ALEXIAN BROTHERS HOSPITAL WEST OF SITE IN THE 3900 BLOCK OF S BROADWAY

**ALEXIAN
BROTHERS
HOSPITAL**



**3924 S.
BROADWAY
AND**

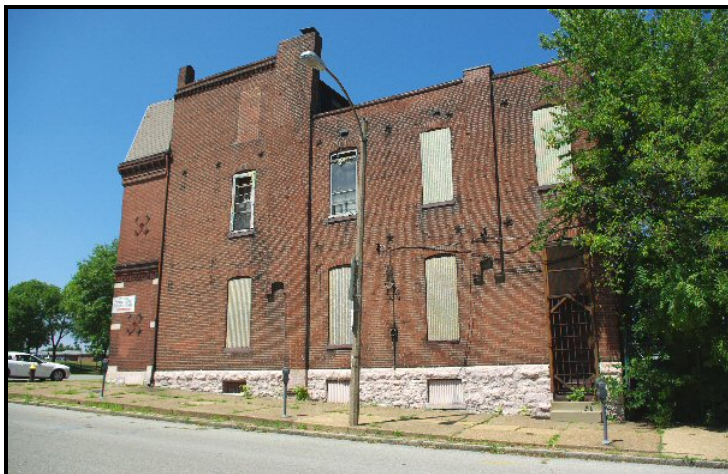
**3928-30 S.
BROADWAY**

**SITES ON S. BROADWAY ACROSS FROM
ALEXIAN BROTHERS HOSPITAL**



The sites are two buildings on S. Broadway in City Blocks 2562 and 2563.

3924 S Broadway was constructed in 1895. Located at the corner of S. Broadway and Alberta, it has retained most of its original character and is in good condition, albeit in need of maintenance.



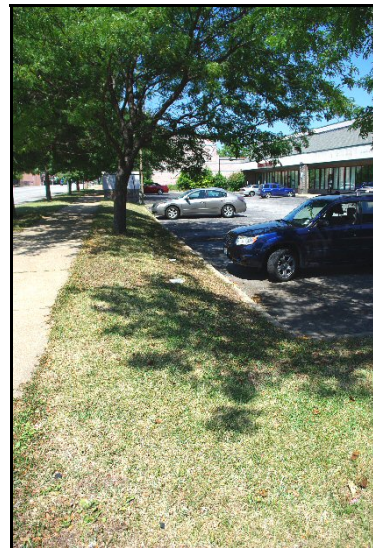
Because of prior demolitions, the building is no longer connected to its historic context along S. Broadway. The only other building on the block is a former 7-11 convenience store





3928-30 S Broadway, while constructed in 1890, has lost many of its original design features because of poorly designed additions. It is also physically connected to the adjacent shopping center.

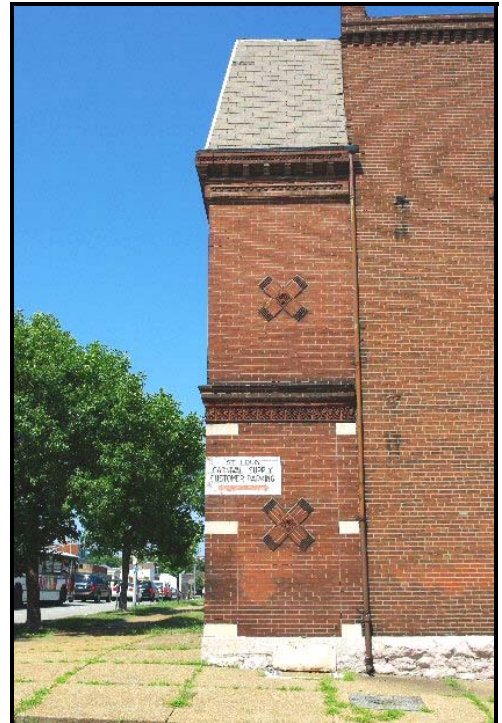
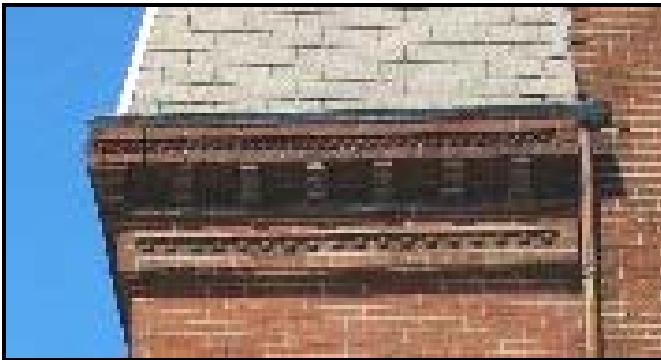
The shopping center, built in 1989, After demolition of several properties, was constructed for use as doctor's offices. At this time, the center is mostly empty. The owner wishes to develop the vacant offices for use as a Grace Hill Neighborhood Medical Center.





At the time of the original demolitions and new construction, 3928-30 was in use as Carnival Supply Company. That business has since closed and the building is empty.

The building at 3924 was also owned by Carnival Supply and used for storage. It has been owned by the current owner since 2003, and has been inspected as a vacant building for the last three years. City records show that the building was inspected last in January, 2009 with 6 building code violations outstanding.





The built environment east of the sites is intact and would contribute to a potential National Register Historic District.



Reasons for Application:

The owner wishes to develop the sites as surface parking lots.

Community Consultation:

Hon Ken Ortman, Alderman 9th Ward, has written a letter opposed to approval of the demolition permits.

Governing Legislation:

St. Louis City Ordinance 64689

PART IX - PRESERVATION REVIEW DISTRICTS SECTION FIFTY-FIVE.

Decisions of the Preservation Board or Cultural Resources Office shall be in writing, shall be mailed to the Applicant immediately upon completion and shall indicate the application by the Preservation Board or Cultural Resources Office of the following criteria, which are listed in order of importance, as the basis for the decision:

A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance shall be approved except in unusual circumstances which shall be expressly noted.

No Ordinance containing a Redevelopment Plan including demolition of the buildings has been passed by the Board of Aldermen.

B. Architectural Quality. A Structure's architectural Merit, uniqueness, and/or historic value shall be evaluated and the Structure classified as High Merit, Merit, Qualifying, or non Contributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of Sound High Merit Structures shall not be approved by the Office. Demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances which shall be expressly noted.

3924 S Broadway is a Second Empire commercial building constructed in 1895. It would be rated, at the least, as a Qualifying, and possibly as a Merit, structure because of its age and intact condition. Although not included in the recently Board approved Marine Villa National Register

Historic District, it could be eligible as a contributing building to a potential district taking in the context to the east of the site.

The building at 3928-30 S Broadway would be defined as non-contributing because of its location, inappropriate alterations and context.

C. Condition. The Office shall make exterior inspections to determine whether a Structure is Sound. If a Structure or portion thereof proposed to be demolished is obviously not Sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the Structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable Structure.

1. Sound Structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subparagraphs A, D, F or G of this section indicates demolition is appropriate.

The building at 3924 S Broadway is sound under the Ordinance. Although unmaintained, and vacant for at least 3 years, it has no obvious structural damage except for the unkempt condition of the narrow lot.



2. Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.

NA

D. Neighborhood Effect and Reuse Potential.

1. *Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.*

3924 S Broadway is an isolated historic structure in an otherwise vacant block along S Broadway. The only other building on the block is an empty contemporary commercial building in poor condition. Viewed as contributing to the built environment along Alberta, it contributes to the streetscape of a potential historic district. The buildings along Alberta are in good to fair condition.

3928-30 S Broadway is in poor physical condition; however is sound under the Ordinance definition. Along S. Broadway, it is attached to a contemporary shopping center which is in poor to fair condition, showing a lack of maintenance.



2. *Reuse Potential: The potential of the Structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.*

In terms of 3924 S. Broadway, no evidence has been submitted that the building could not be rehabilitated by this or another owner for re-use. In addition, no evidence has been submitted concerning the original cost of the building, or attempts to sell it for a reasonable price. Taxes have not been paid on the building for 2008 or 2009.

Evidence has been submitted by the owner about the poor physical condition of the building at 3928-30 S. Broadway. No evidence has been submitted that shows that the building could not be feasibly rehabilitated. Taxes have not been paid on the structure for 2007, 2008 or 2009.

3. *Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present Owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition,*

the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

No evidence of economic hardship has been submitted by the applicant.

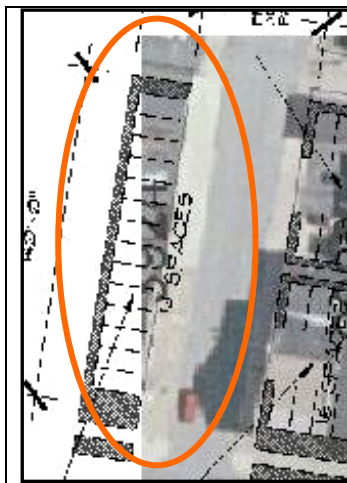
E. Urban Design. The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.

Demolition of 3924 S. Broadway will have no effect on an attached row.

Demolition of 3928-30 S Broadway will allow the owner to extend his surface parking lot at the attached shopping center. Because the shopping center is not compatible with any historic context, loss of the building will not adversely affect an attached row of office buildings.

2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of Structures within the block.



While there is no integrity of the block face in the vacant block containing 3924 S Broadway, the historic context along Alberta to the east and the neighborhood beyond is intact. Demolition of this building would lessen the continuity and rhythm of the block face along Alberta. The proposed redevelopment plan would cause an adverse effect to the integrity of the streetscape on Alberta.

In addition, the parking lot is not connected to the commercial use across the street. No evidence has been submitted that would show the need for the proposed additional parking, when demolition of the contiguous 3928-30 S Broadway would yield 24 additional parking spaces.

Demolition of 3928-30 S Broadway would not adversely impact the rhythm or continuity of S. Broadway. Its demolition would however, expose the small scale residential built environment along Alberta, diminishing its value as a potential Historic District. Therefore, any parking lot developed as a result of the demolition of this building should contain a strong landscaping component which would shield the houses to the east from S. Broadway.

3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.

3924 S Broadway is an asset to the integrity of the historic block along Alberta.

3928-30 S Broadway is no longer significant because of alterations to the building and the lack of context. Its removal however will adversely impact the historic context along Alberta unless the proposed new parking lot is sufficiently screened and maintained.

4. *The elimination of out of scale or out of character buildings or nonconforming land uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.*

Although the block face adjacent to 3924 S Broadway is almost completely vacant, the building itself is worthy of preservation because of its intact and well defined design and its contribution to the streetscape along Alberta.

The building at 3928-30 S Broadway is out of scale with the context along S Broadway and has had many inappropriate alterations.

F. Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.

Both buildings are commonly controlled property, although they are on opposite sides of a City street, therefor non-contiguous.

G. Accessory Structures. Accessory Structures (garages, sheds, etc.) and ancillary Structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory Structures internal to commercial or industrial sites will, in most cases, be approved unless that Structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.

These are not accessory structures.

Comments

The owner has not submitted evidence that would allow staff to approve these proposed demolitions. The local elected representative of the 9th Ward, Alderman Ortman, has expressed strong opposition to approval of the demolitions.

The building at 3924 S. Broadway is a fine example of the Second Empire commercial buildings which once lined S. Broadway, and which can still be found two blocks to the north. It also contributes to the intact streetscape along Alberta Street. The redevelopment plan for the site, with a row of parking stalls entered from a continuous curb cut is inappropriate and should not be approved.

The building at 3928-30 S. Broadway, while out of context structure in the adjacent contemporary shopping center, screens the adjoining residential context from the commercial traffic and development along S. Broadway. The proposed surface parking lot will not remedy this condition. Several concerns about this location however revolve around current maintenance of the sites. The Alexian Plaza Center has lost the entire hedgerow originally planted at the site in 1989, and on the day when photographs of the site were shot, the parking lot and area had trash in the lot and tree lawn, with the building itself appearing in poorly maintained condition.

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sheak@stlouiscity.com

St. Louis City Ordinance 64689

PART IX - PRESERVATION REVIEW DISTRICTS SECTION FIFTY-FIVE.

Preservation Review Districts may be established by ordinance for areas of the City in which the Board of Aldermen finds, by ordinance, reviews of the effects of demolitions on the area are in the public interest. Prior to adoption of a Preservation Review District ordinance, i) the alderman for the ward in which the proposed district is located shall have requested the Cultural Resources Office and the Preservation Board to assess the architectural and/or cultural quality of the proposed district, and ii) within forty-five (45) days thereafter the Cultural Resources Office and the Preservation Board shall have reported its findings to the Planning Commission and the Board of Aldermen. The Cultural Resources Office and the Preservation Board shall assess the proposed district as having i) high historic district potential; ii) possible historic district potential; iii) low historic district potential; iv) demolitions within the last two years in excess of the average for similar areas in the City. Districts which are reported as being in categories i), ii) or iv) may be designated Preservation Review Districts. Preservation Review District ordinances may be repealed by ordinance at any time without Cultural Resources Office or Preservation Board action.

SECTION FIFTY-SIX.

No ordinance designating a Preservation Review District shall be adopted until the aldermanic committee to which the bill is assigned shall have conducted a public hearing on the bill. Notice of the hearing shall be given in a newspaper of daily circulation and in the City Journal at least ten days prior to such committee hearing.

SECTION FIFTY-SEVEN. Ordinance 61366, approved June 9, 1989, is hereby amended by adding one new section thereto, to be and to read as follows:

Section Sixteen. On and after the effective date of Ordinance ____ (B.B. #54) the provisions of this ordinance shall not be applicable to applications to demolish structures individually listed on the National Register of Historic Places, within a National Register of Historic Places District or for which National Register of Historic Places designation is pending.

PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT.

Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

SECTION FIFTY-NINE. Demolition permit Review Approval.

The Cultural Resources Office or Preservation Board shall have forty five working days after receipt of a copy of an application under Section Fifty-Eight to review same as hereinafter provided and advise the Building Commissioner in writing of their decision. Failure to notify the Building Commissioner in writing by the end of such period of forty five working days shall constitute an approval of such application.

SECTION SIXTY. Demolition permit Photos.

Any Applicant shall submit a 35mm photographic print, 3" x 5" minimum, focused and exposed to show all visible facades, door and window openings and any architectural ornamentation.

SECTION SIXTY-ONE. Demolition permit Preservation Board Decision.

All demolition permit application reviews pursuant to Sections Fifty-Eight to Sixty-Three shall be made by the Preservation Board, which shall either approve or disapprove of all such applications. The Preservation Board may by a duly adopted order or regulation consistent with this chapter, authorize the Cultural Resources Office to make reviews of demolition permit applications. Decisions of the Preservation Board or Cultural Resources Office shall be in writing, shall be mailed to the Applicant immediately upon completion and shall indicate the application by the Preservation Board or Cultural Resources Office of the following criteria, which are listed in order of importance, as the basis for the decision:

A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance shall be approved except in unusual circumstances which shall be expressly noted.

B. Architectural Quality. A Structure's architectural Merit, uniqueness, and/or historic value shall be evaluated and the Structure classified as High Merit, Merit, Qualifying, or non Contributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of Sound High Merit Structures shall not be approved by the Office. Demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances which shall be expressly noted.

C. Condition. The Office shall make exterior inspections to determine whether a Structure is Sound. If a Structure or portion thereof proposed to be demolished is obviously not Sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the Structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable Structure.

1. Sound Structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subparagraphs A, D, F or G of this section indicates demolition is appropriate.

2. Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.

D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

2. Reuse Potential: The potential of the Structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.

3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present Owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

E. Urban Design. The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.
2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of Structures within the block.
3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.
4. The elimination of out of scale or out of character buildings or nonconforming land uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

F. Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.

G. Accessory Structures. Accessory Structures (garages, sheds, etc.) and ancillary Structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory Structures internal to commercial or industrial sites will, in most cases, be approved unless that Structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.

SECTION SIXTY-TWO. Application Evaluation Validity of approval or denial.

Approvals or denials of applications hereunder shall be valid only for the Owner shown on the demolition application. Requests or applications for reconsideration shall not be permitted with respect to an application. The Cultural Resources Office may refer any application with respect to which it has been granted review authority to the Preservation Board for initial evaluation and decision hereunder. In performing its evaluation of any application hereunder, the Cultural Resources Office may request further information from an Applicant or Owner, make site visits or photographs, consult or obtain from public or private sources any information pertinent to its evaluation, and may consider the views of Owners of property adjacent to the Structure, of nonprofit neighborhood associations for the area in which the Structure is located, or of established architectural preservation organizations. Any information so obtained and any

communications received by the Preservation Board and Office concerning any application shall be summarized in the Preservation Board or Office's decision.

SECTION SIXTY-THREE. Appeals.

Any Applicant or current Owner of a Structure may appeal an initial decision of the Preservation Board or a decision of the Cultural Resources Office under Sections Fifty-Eight to Sixty-Two to the Preservation Board by filing a written notice of such appeal with the Cultural Resources Office within fifteen days after the date of mailing of such decision by the Cultural Resources Office. The Cultural Resources Office shall immediately refer any application which is the subject of such an appeal, and the Cultural Resources Office's entire file thereon, to the Preservation Board for hearing and resolution, based on the criteria set out in Sections Fifty-Eight to Sixty-Two. Requests or applications to the Preservation Board for reconsideration of any such appeal shall not be permitted. The Preservation Board shall issue its decision on applications appealed under this section by the sixtieth working day following receipt of the application by the Office under Section Fifty-Eight. Any such appeal shall be deemed and conducted as a contested case within the meaning of Chapter 536, RSMo., as amended, and shall be appealable and reviewable as in such chapter provided. The Cultural Resources Office is hereby authorized to appeal any decision of the Preservation Board. Any final decision of the Preservation Board may be appealed to the Planning Commission pursuant to Section Fifty-Three.

SECTION SIXTY-FOUR. Demolition permit approval Effect of prior legal actions.

No demolition permit for properties described in Section Fifty-Eight, except in emergency situations, shall be issued by the Building Commissioner unless it has been approved as provided in Sections Fifty-Nine to Sixty-Four.



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

F.

Date: August 24, 2009
From: Cultural Resources Office
To: City of St. Louis Preservation Board
Subject: Appeal of the staff denial of an application for demolition permits
Address: 2101 E Alice
District: Preservation Review District **Ward:** 21



2101 E. ALICE

Owner:
Citizen's for Community Improvement/Jeffery
Hardin

Applicant:
Parouder Demolition Company



Background:

The owner is currently a neighborhood based not-for-profit organization, 'Citizen's for Community Improvement'. Mr. Jeffery Hardin, who is a member of the organization, individually purchased the building in 1992 to rehabilitate it using private and public funding (gap financing). That project was never funded. Mr. Hardin applied for gap financing to convert the building into a single family for-sale project in 1997. That project was also never funded. In 2000, the organization took title to the building.

The site has been inspected as a vacant building since 1991. It was condemned by the Department of Public Safety in 2004.



2101 E ALICE IN JUNE, 2009

Mr. Hardin has stated to staff that interior alterations made to the structure in 1997 have made the building unstable and that it is no longer feasible to rehabilitate.

Hon. Freeman Bosley, 3rd Ward Alderman, has written to staff stating that he is opposed to approval of any demolitions in his Ward.



2101 E ALICE IN AUGUST 2009

Site and Surrounding Area:

The site is a two story, flat roofed two family building constructed in 1906. Located at the intersection of E. Alice and Grant, it is three blocks from O'Fallon Park.

The blocks closer to the Park contain more high style residential buildings, however the context on the streets immediately surrounding Alice still reflect the middle to upper middle class origin of this once premier neighborhood at the turn of the 20th Century.





LOOKING EAST ON E ALICE



LOOKING SOUTH-WEST ON E ALICE



**EARLY HIGH STYLE HOUSE IN BLOCK
ADJACENT TO SITE**



**EARLY 20TH CENTURY ARTS AND CRAFTS STYLE
HOUSE IN BLOCK ADJACENT TO SITE**



The owner has submitted photographs of the interior of the house to support his assertion that the house is unsound and cannot be saved at a feasible cost.



Reasons for Application:

The owner has stated that he cannot feasibly rehabilitate the house. He has submitted no cost analysis to support this assertion.

Community Consultation:

Alderman Bosley has stated on numerous occasions that he is opposed to demolition of buildings in the 3rd Ward. He has not commented specifically on this project.

Governing Legislation:

St. Louis City Ordinance 64689

PART IX - PRESERVATION REVIEW DISTRICTS SECTION FIFTY-FIVE.

Decisions of the Preservation Board or Cultural Resources Office shall be in writing, shall be mailed to the Applicant immediately upon completion and shall indicate the application by the Preservation Board or Cultural Resources Office of the following criteria, which are listed in order of importance, as the basis for the decision:



- A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance shall be approved except in unusual circumstances which shall be expressly noted.*

An Ordinance calling for rehabilitation of the house including tax abatement under Chapter 99 of the State Statutes was passed in 1999. Potential demolition of the property was not included.

B. Architectural Quality. A Structure's architectural Merit, uniqueness, and/or historic value shall be evaluated and the Structure classified as High Merit, Merit, Qualifying, or non Contributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of Sound High Merit Structures shall not be approved by the Office. Demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances which shall be expressly noted.

The building is a Qualifying structure because of its exterior condition, materials, style and contribution to a potential National Register Historic District.

C. Condition. The Office shall make exterior inspections to determine whether a Structure is Sound. If a Structure or portion thereof proposed to be demolished is obviously not Sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the Structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable Structure.

	<p><i>1. Sound Structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subparagraphs A, D, F or G of this section indicates demolition is appropriate.</i></p> <p>Despite the photographs submitted by the owner, no evidence has been submitted that shows the building to be unsound under the Ordinance. Indeed, given the fact that it has been vacant for 18 years, it is in remarkably good condition.</p>
	<p><i>2. Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.</i></p> <p>NA</p>

D. Neighborhood Effect and Reuse Potential.

- 1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.*

The neighborhood is reasonably stable; however there are several vacant building on E Alice and the immediately surrounding streets. The number of occupied and well maintained buildings increases around O'Fallon Park.

- 2. Reuse Potential: The potential of the Structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.*

Although housing sales are significantly lower this year, there is still considerable potential in the surrounding built environment for a neighborhood resurgence, given the age and styles of the built environment and its proximity to the Park.

- 3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present Owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.*

No evidence of economic hardship has been submitted.

E. Urban Design. The Office shall evaluate the following urban design factors:

- 1. The effect of a proposed partial demolition on attached or row buildings.*

NA

- 2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of Structures within the block.*

The building is located on the intersection of Grant and W Alice. It is also located next to a vacant lot, so its demolition will significantly alter the urban design and integrity of the block face.



**LOOKING AT BUILDING FROM
ADJACENT VACANT LOT**



**WEEDS GROWING FROM THE GUTTER OF
THE STRUCTURE**

3. *Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.*

Loss of the building will adversely affect the area's eligibility for inclusion in the National Register of Historic Places, and thus the benefit of the Tax Credit for Historic Preservation Programs.

4. *The elimination of out of scale or out of character buildings or nonconforming land uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.*

NA

F. Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.

NA

G. Accessory Structures. Accessory Structures (garages, sheds, etc.) and ancillary Structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory Structures internal to commercial or industrial sites will, in most cases, be approved unless that Structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.

NA

Comments

The current owner's representative has either owned or controlled the building since 1992. In that time he has unsuccessfully attempted to rehabilitate the structure using City and private financing, but has been unable to do so. The building appears to be in reasonably good condition given its years of vacancy.

Contact:

Kate Shea Planning and Urban Design, Cultural Resources Office
Telephone: 314-259-3463 Fax: 314-622-3413
E-Mail: sheak@stlouiscity.com

St. Louis City Ordinance 64689

PART IX - PRESERVATION REVIEW DISTRICTS SECTION FIFTY-FIVE.

Preservation Review Districts may be established by ordinance for areas of the City in which the Board of Aldermen finds, by ordinance, reviews of the effects of demolitions on the area are in the public interest. Prior to adoption of a Preservation Review District ordinance, i) the alderman for the ward in which the proposed district is located shall have requested the Cultural Resources Office and the Preservation Board to assess the architectural and/or cultural quality of the proposed district, and ii) within forty-five (45) days thereafter the Cultural Resources Office and the Preservation Board shall have reported its findings to the Planning Commission and the Board of Aldermen. The Cultural Resources Office and the Preservation Board shall assess the proposed district as having i) high historic district potential; ii) possible historic district potential; iii) low historic district potential; iv) demolitions within the last two years in excess of the average for similar areas in the City. Districts which are reported as being in categories i), ii) or iv) may be designated Preservation Review Districts. Preservation Review District ordinances may be repealed by ordinance at any time without Cultural Resources Office or Preservation Board action.

SECTION FIFTY-SIX.

No ordinance designating a Preservation Review District shall be adopted until the aldermanic committee to which the bill is assigned shall have conducted a public hearing on the bill. Notice of the hearing shall be given in a newspaper of daily circulation and in the City Journal at least ten days prior to such committee hearing.

SECTION FIFTY-SEVEN. Ordinance 61366, approved June 9, 1989, is hereby amended by adding one new section thereto, to be and to read as follows:

Section Sixteen. On and after the effective date of Ordinance ____ (B.B. #54) the provisions of this ordinance shall not be applicable to applications to demolish structures individually listed on the National Register of Historic Places, within a National Register of Historic Places District or for which National Register of Historic Places designation is pending.

PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT.

Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

SECTION FIFTY-NINE. Demolition permit Review Approval.

The Cultural Resources Office or Preservation Board shall have forty five working days after receipt of a copy of an application under Section Fifty-Eight to review same as hereinafter provided and advise the Building Commissioner in writing of their decision. Failure to notify the Building Commissioner in writing by the end of such period of forty five working days shall constitute an approval of such application.

SECTION SIXTY. Demolition permit Photos.

Any Applicant shall submit a 35mm photographic print, 3" x 5" minimum, focused and exposed to show all visible facades, door and window openings and any architectural ornamentation.

SECTION SIXTY-ONE. Demolition permit Preservation Board Decision.

All demolition permit application reviews pursuant to Sections Fifty-Eight to Sixty-Three shall be made by the Preservation Board, which shall either approve or disapprove of all such applications. The Preservation Board may by a duly adopted order or regulation consistent with this chapter, authorize the Cultural Resources Office to make reviews of demolition permit applications. Decisions of the Preservation Board or Cultural Resources Office shall be in writing, shall be mailed to the Applicant immediately upon completion and shall indicate the application by the Preservation Board or Cultural Resources Office of the following criteria, which are listed in order of importance, as the basis for the decision:

A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance shall be approved except in unusual circumstances which shall be expressly noted.

B. Architectural Quality. A Structure's architectural Merit, uniqueness, and/or historic value shall be evaluated and the Structure classified as High Merit, Merit, Qualifying, or non Contributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of Sound High Merit Structures shall not be approved by the Office. Demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances which shall be expressly noted.

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1. Sound Structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subparagraphs A, D, F or G of this section indicates demolition is appropriate.

2. Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.

D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

2. Reuse Potential: The potential of the Structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.

3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present Owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

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3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.
4. The elimination of out of scale or out of character buildings or nonconforming land uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

F. Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.

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communications received by the Preservation Board and Office concerning any application shall be summarized in the Preservation Board or Office's decision.

SECTION SIXTY-THREE. Appeals.

Any Applicant or current Owner of a Structure may appeal an initial decision of the Preservation Board or a decision of the Cultural Resources Office under Sections Fifty-Eight to Sixty-Two to the Preservation Board by filing a written notice of such appeal with the Cultural Resources Office within fifteen days after the date of mailing of such decision by the Cultural Resources Office. The Cultural Resources Office shall immediately refer any application which is the subject of such an appeal, and the Cultural Resources Office's entire file thereon, to the Preservation Board for hearing and resolution, based on the criteria set out in Sections Fifty-Eight to Sixty-Two. Requests or applications to the Preservation Board for reconsideration of any such appeal shall not be permitted. The Preservation Board shall issue its decision on applications appealed under this section by the sixtieth working day following receipt of the application by the Office under Section Fifty-Eight. Any such appeal shall be deemed and conducted as a contested case within the meaning of Chapter 536, RSMo., as amended, and shall be appealable and reviewable as in such chapter provided. The Cultural Resources Office is hereby authorized to appeal any decision of the Preservation Board. Any final decision of the Preservation Board may be appealed to the Planning Commission pursuant to Section Fifty-Three.

SECTION SIXTY-FOUR. Demolition permit approval Effect of prior legal actions.

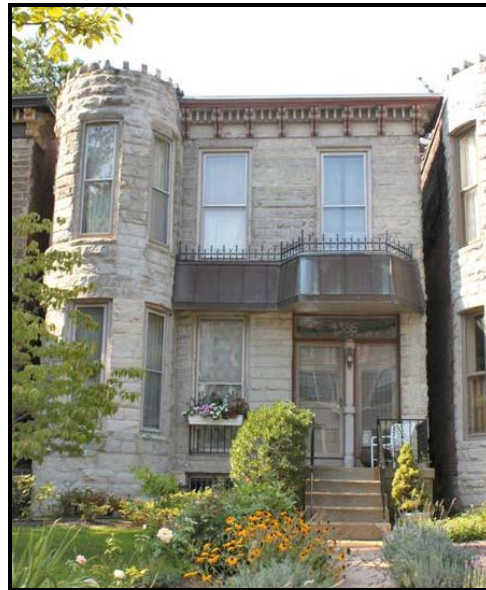
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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

G.

DATE: August 24, 2009
SUBJECT: Appeal of a staff denial to install insert windows on the front facade
ADDRESS: 4386 Maryland
JURISDICTION: Central West End Local Historic District - Ward 18
FROM: Andrea Gagen, Preservation Planner, Cultural Resources Office



4386 MARYLAND

Owner:

Jim Neal/Renewal by Andersen

Applicant:

Peter Best & Mary Dzuback

Purpose:

To install wood clad insert windows on the front facade.

Recommendation:

That the Preservation Board deny the insert windows as they do not meet the Central West End Historic District Standards.



PROPOSAL:

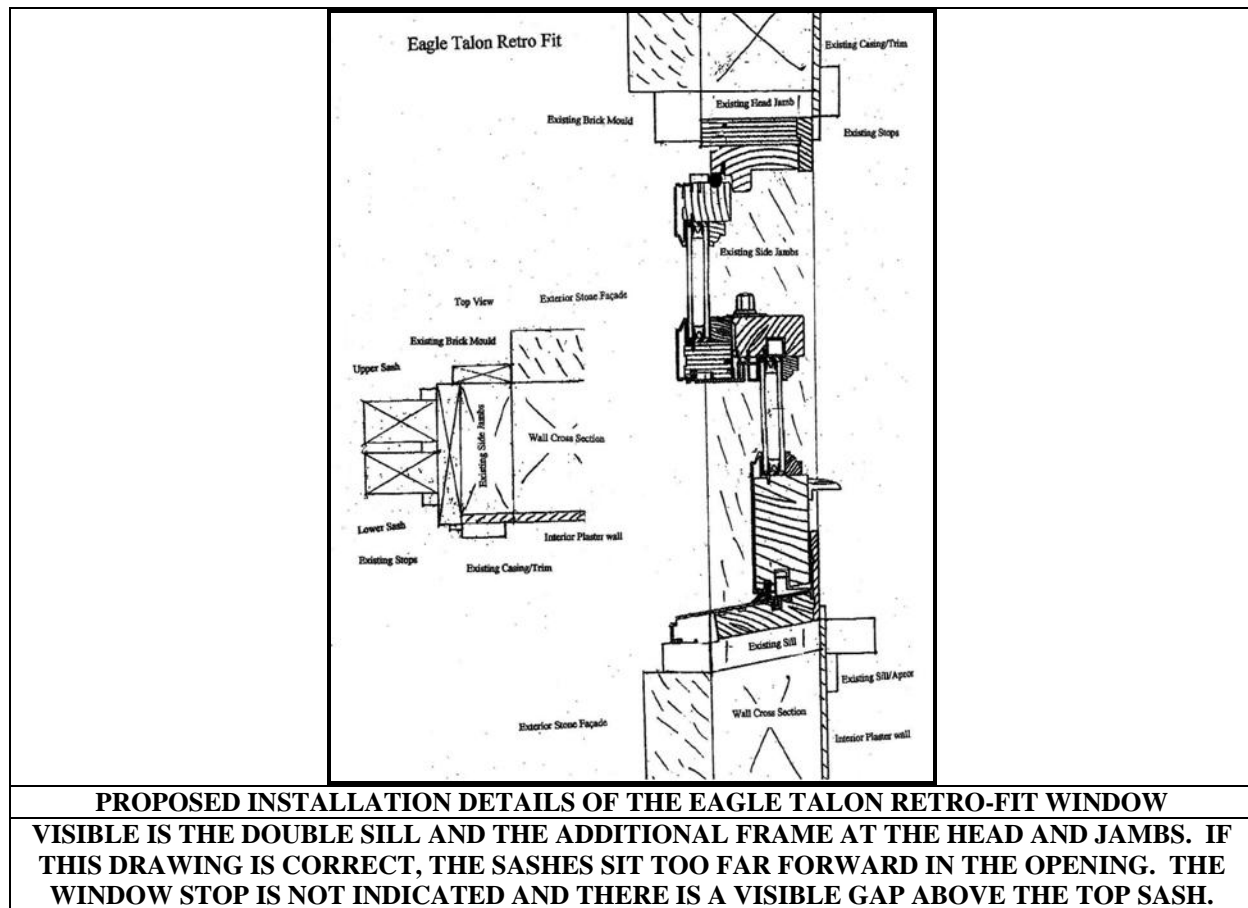
To install wood Eagle Talon retro-fit windows on the front facade of the building.

BACKGROUND:

On June 10, 2009 the Cultural Resources Office received a permit application that included installation of 9 windows on the front of the residence at 4386 Maryland. The proposed windows were the wood clad Eagle Talon retro-fit windows. These are framed windows which are inserted into the existing frame. The staff does not believe that these windows meet the Central West End historic district standards, as they decrease the original glass size. In addition to at least 5/8" of framing added both sides of the windows, there is also additional framing at the window head and a sill which is approximately 1 ½ inches tall.

The applicant looked into installing wood clad Eagle Talon full-replacement windows, but decided against it due to the invasiveness of the process and the condition of the interior molding and the exterior stone. The staff suggested the installation of wood clad Eagle Talon sash packs, but the applicant believes the retro-fit window will better suit their purposes. As these windows do not meet the standards, the permit application was denied by the Cultural Resources Office and the applicant has appealed the decision.





SITE AND SURROUNDING AREA:

4386 Maryland is located on a primarily residential block, with several religious and institutional buildings within the surrounding area. The building is within the boundaries of the Central West End Historic District.

RELEVANT LEGISLATION:

Excerpt from Ordinance #56768, Central West End Historic District:

RESIDENTIAL (Proposed "A", "B", "C", "D" and "E" Zoning Districts)

2. STRUCTURES: New Construction or Alterations to existing structures:

D. Details

Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. Both new and replacement window and doorframes shall be limited to wood or color finished aluminum. Raw or unfinished aluminum is not acceptable. Awnings of canvas only are acceptable.

Does not comply. Windows will not match in size and detail, due to the additional framing and sill.



COMMUNITY CONSULTATION:

The Cultural Resources Office has not been contacted by the Alderman or any neighborhood group regarding the project.





BUILDINGS TO THE EAST



BUILDINGS TO THE WEST

COMMENTS :

The windows on the turret on the front facade at 4386 Maryland are narrow, compared to many found on St. Louis houses. The reduction of the glass size by 5/8" on each side of the window (1 1/4" total) will make a noticeable difference in the appearance of these windows especially. In addition, the installation will also shorten the windows approximately 2", with additional framing at the head and the creation of a double sill. The staff believes that this type of installation is not in keeping with the Central West End Historic District standards and believe an alternate installation, such as sash packs, would be a better solution.

CONCLUSION:

The Cultural Resources Office is asking that the Preservation Board deny the installation of the wood clad insert windows as they do not meet the Central West End Historic District standards.

CONTACT:

Andrea Gagen	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 216
Fax:	314-622-3413
E-Mail:	gagen@stlouiscity.com



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

H.

DATE: August 24, 2009
SUBJECT: Appeal of a staff denial to install insert windows on the front facade
ADDRESS: 4388 Maryland
JURISDICTION: Central West End Local Historic District - Ward 18
FROM: Andrea Gagen, Preservation Planner, Cultural Resources Office



Owner:
Jim Neal/Renewal by Andersen

Applicant:
Karen Strobach

Purpose:
To install wood clad insert windows on the front facade.

Recommendation:
That the Preservation Board deny the insert windows as they do not meet the Central West End Historic District Standards.



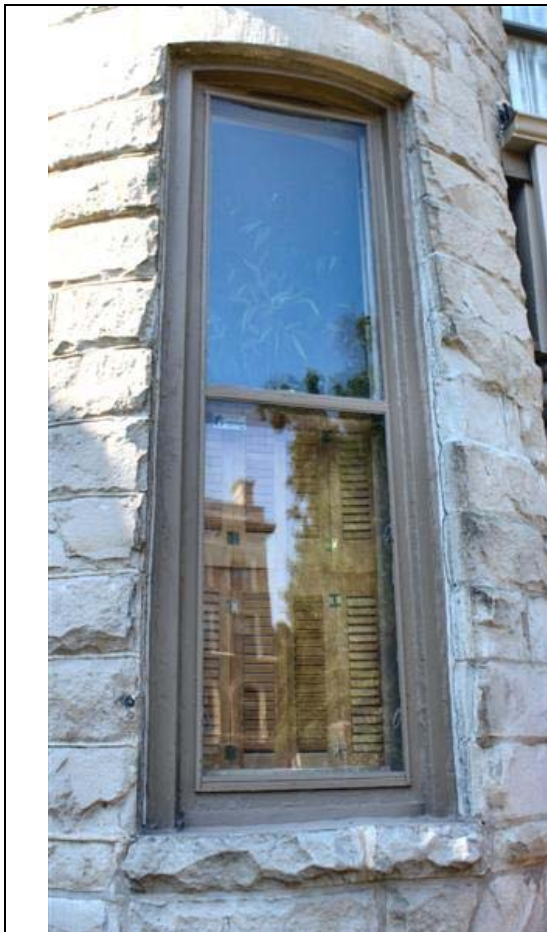
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To install wood Eagle Talon retro-fit windows on the front facade of the building.

BACKGROUND:

On June 10, 2009 the Cultural Resources Office received a permit application that included installation of 9 windows on the front of the residence at 4388 Maryland. The proposed windows were the wood clad Eagle Talon retro-fit windows. These are framed windows which are inserted into the existing frame. The staff does not believe that these windows meet the Central West End historic district standards, as they decrease the original glass size. In addition to at least 5/8" of framing added both sides of the windows, there is also additional framing at the window head and a sill which is approximately 1 1/2 inches tall.

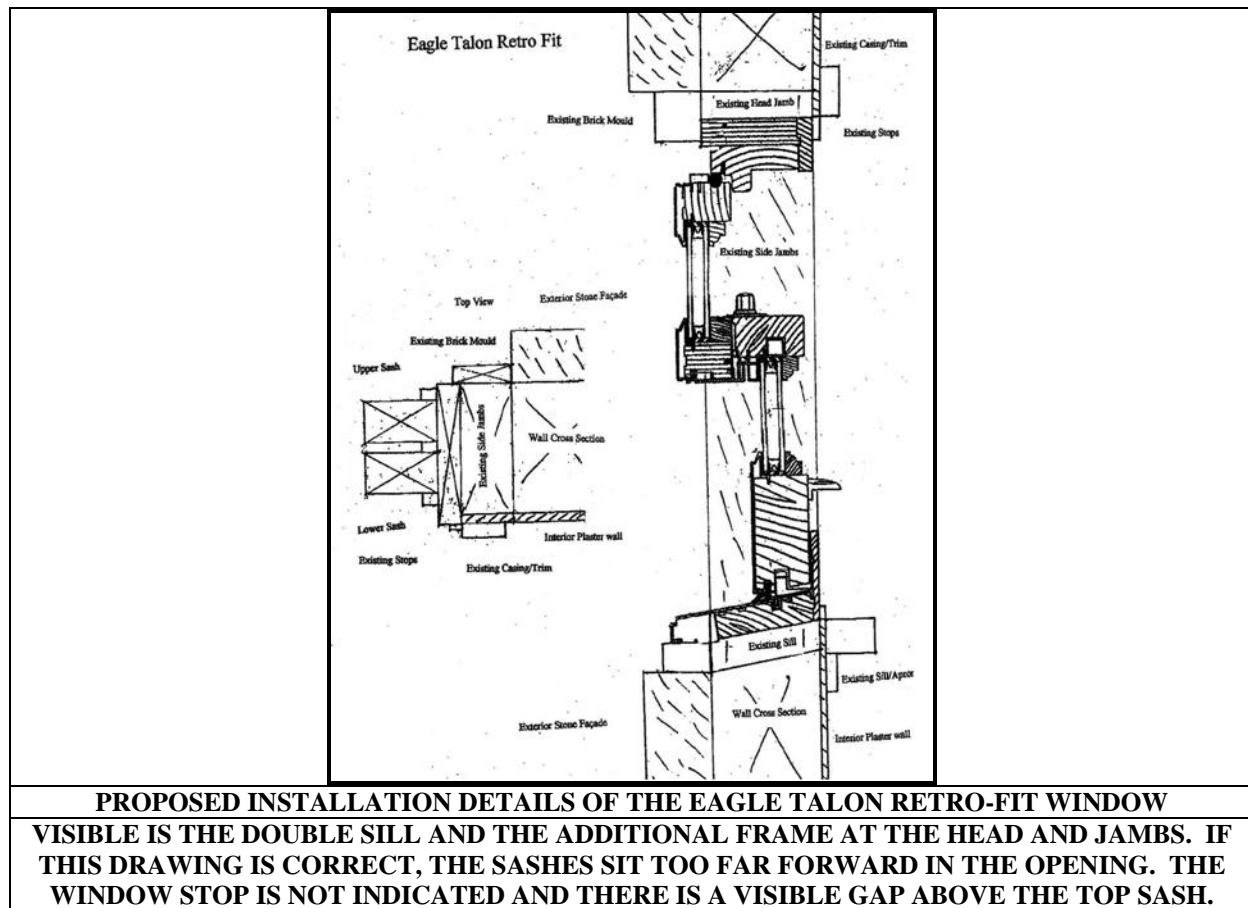
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**CLOSEUP OF CURRENT TURRET WINDOW
WITH STORM**



**CLOSEUP OF 1ST STORY WINDOW WITH
STORM**



SITE AND SURROUNDING AREA:

4388 Maryland is located on a primarily residential block, with several religious and institutional buildings within the surrounding area. The building is within the boundaries of the Central West End Historic District.

RELEVANT LEGISLATION:

Excerpt from Ordinance #56768, Central West End Historic District:

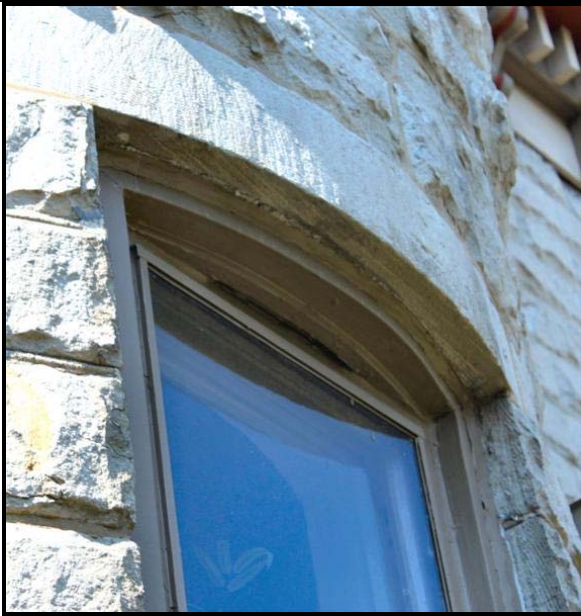
RESIDENTIAL (Proposed "A", "B", "C", "D" and "E" Zoning Districts)

2. STRUCTURES: New Construction or Alterations to existing structures:

D. Details

Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. Both new and replacement window and doorframes shall be limited to wood or color finished aluminum. Raw or unfinished aluminum is not acceptable. Awnings of canvas only are acceptable.

Does not comply. Windows will not match in size and detail, due to the additional framing and sill.



CLOSEUP OF WINDOW HEAD WITH STORM



CLOSEUP OF JAMB AND SILL WITH STORM

COMMUNITY CONSULTATION:

The Cultural Resources Office has not been contacted by the Alderman or any neighborhood group regarding the project.



ACROSS MARYLAND



LOOKING NORTHWEST



LOOKING NORTHEAST



COMMENTS :

The windows on the turret on the front facade at 4386 Maryland are narrow, compared to many found on St. Louis houses. The reduction of the glass size by 5/8" on each side of the window (1 1/4" total) will make a noticeable difference in the appearance of these windows especially. In addition, the installation will also shorten the windows approximately 2", with additional framing at the head and the creation of a double sill. The staff believes that this type of installation is not in keeping with the Central West End Historic District standards and believe an alternate installation, such as sash packs, would be a better solution.

CONCLUSION:

The Cultural Resources Office is asking that the Preservation Board deny the installation of the wood clad insert windows as they do not meet the Central West End Historic District standards.

CONTACT:

Andrea Gagen	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 216
Fax:	314-622-3413
E-Mail:	gagen@stlouiscity.com



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

I.

Date: August 24, 2009
From: Cultural Resources Office
To: City of St. Louis Preservation Board
Subject: New Application
Address: 4520 Forest Park
District: Preservation Review District

Ward: 17



**4520 FOREST PARK FROM FOREST PARK
LOOKING SOUTH EAST**



**4520 FOREST PARK FROM DUNCAN LOOKING
NORTH EAST**

Owner:
St. Louis College Of Pharmacy

Applicant:
Spirtus Wrecking

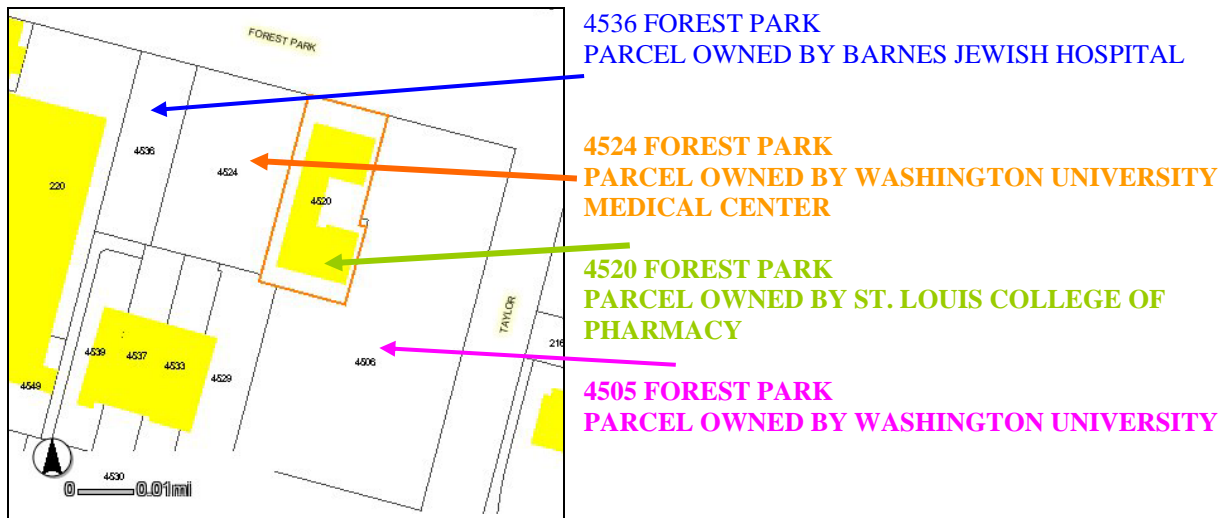
District:
Preservation Review District - 17th Ward



Background:

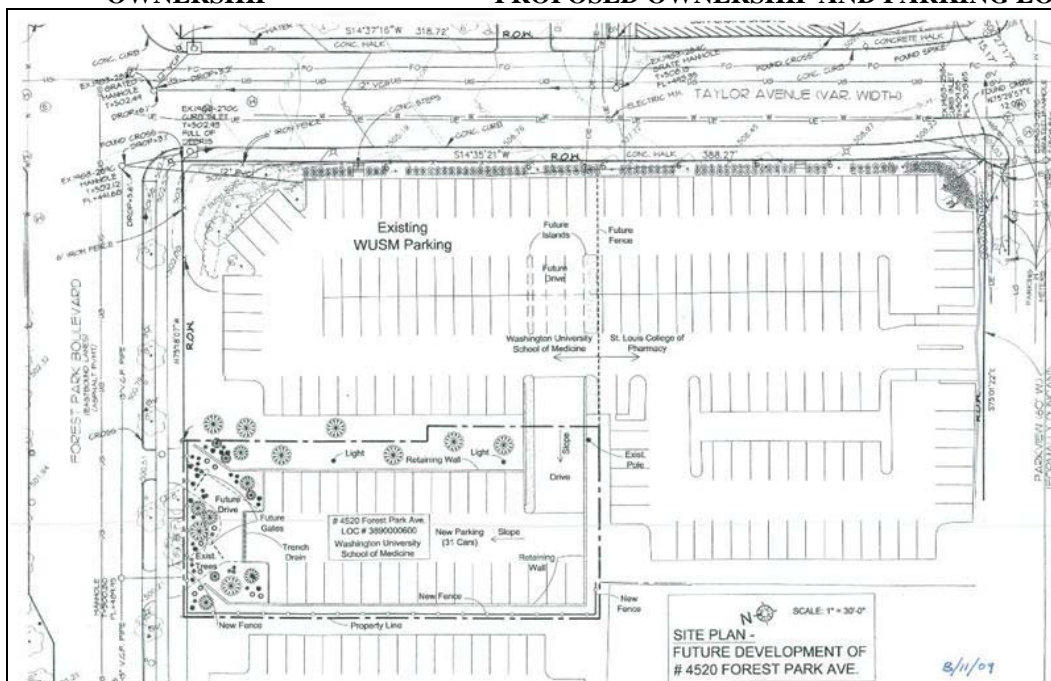
The building at 4520 Forest Park was constructed in 1965 as a student dormitory of students of the St. Louis College of Pharmacy. It contains 58 apartments. The College has constructed a new campus just south of the building and no longer needs the building, which, according to the College, needs increasing maintenance.

The College has contracted with the adjacent Washington University School of Medicine to sell part of the vacant land resulting from demolition of the building for a surface parking lot, reserving the rear portion of the lot for its own use. The four adjacent lots have a complex ownership pattern.



MAP ABOVE SHOWS CURRENT OWNERSHIP

MAP BELOW SUBMITTED BY APPLICANT SHOWS PROPOSED OWNERSHIP AND PARKING LOT PLAN





REAR OF BUILDING FACING SOUTH



WEST SIDE OF BUILDING

Reasons for Application:

The applicant and current owner has stated that the College has no further use for the building because of its construction of new residential facilities.



LOOKING WEST ON FORST PARK AT THE BJH PARKING LOT, GARAGE AND COMPLEX AND THE LONG TERM MARIOTT HOTEL, SITE IS ADJACENT TO THE LEFT (EAST)



LOOKING SOUTH AT THE BJH PARKING LOT AND STRUCTURE WITH THE COLLEGE OF PHARMACY TO THE REAR



LOOKING NORTH WEST ACROSS THE BJH PARKING LOT TO FOREST PARK BLVD.



LOOKING EAST ACROSS THE WASHINGTON UNIVERSITY PARKING LOT

Community Consultation:

Staff has received no communication from Alderman Roddy or any neighborhood organization concerning the proposed demolition or re-use of the site.

Governing Legislation:

St. Louis City Ordinance 64689

PART IX - PRESERVATION REVIEW DISTRICTS SECTION FIFTY-FIVE.

Decisions of the Preservation Board or Cultural Resources Office shall be in writing, shall be mailed to the Applicant immediately upon completion and shall indicate the application by the Preservation Board or Cultural Resources Office of the following criteria, which are listed in order of importance, as the basis for the decision:

- A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance shall be approved except in unusual circumstances which shall be expressly noted.*

The site does not appear to be covered by any existing Redevelopment Ordinance regarding demolition.



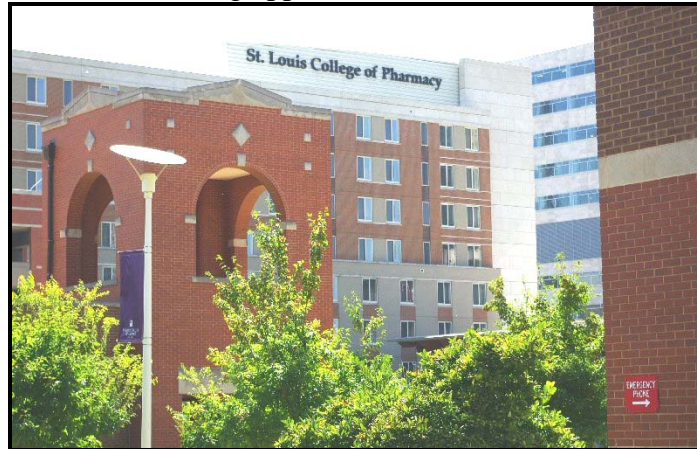
4520 FOREST PARK

- B. Architectural Quality. A Structure's architectural Merit, uniqueness, and/or historic value shall be evaluated and the Structure classified as High Merit, Merit, Qualifying, or non Contributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of Sound High Merit Structures shall not be approved by the Office. Demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances which shall be expressly noted.*

The building is a Mid-Century Modernist building constructed in 1965. Neither its design nor location would make it eligible for listing in the National Register as a single site or as contributing to a District.

- C. Condition. The Office shall make exterior inspections to determine whether a Structure is Sound. If a Structure or portion thereof proposed to be demolished is obviously not Sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the Structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable Structure.*

Although in poor condition the building appears sound under the ordinance.



NEW CAMPUS OF THE ST LOUIS COLLEGE OF PHARMACY



D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of

neighboring buildings shall be considered.

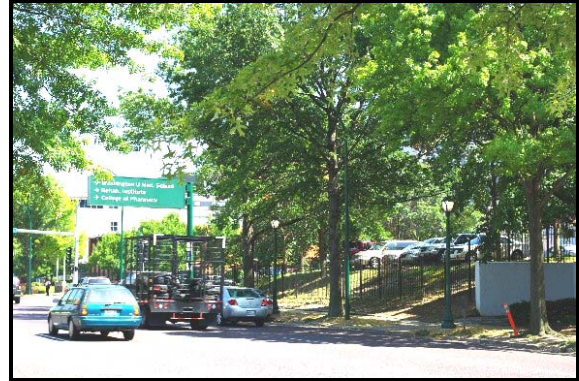
The building is located in a very well maintained commercial and institutional use neighborhood.





**NEW GOLDFARB NURSING SCHOOL
BUILDING AT DUNCAN AND TAYLOR WEST
OF EXISTING PARKING LOT**

**LOOKING SOUTH EAST AT THE EXISTING
PARKING LOT OWNED BY WASHINGTON
UNIVERSITY AT THE INTERSECTION OF
FOREST PARK AND TAYLOR**



2. *Reuse Potential: The potential of the Structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.*

The building contains approximately 35,000 square feet. According to the owner, it is in poor condition and in constant need of maintenance. The surrounding area is undergoing development with new construction of commercial and institutional buildings.

3. *Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present Owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.*

No evidence of economic hardship has been submitted.

- E. *Urban Design. The Office shall evaluate the following urban design factors:*

1. *The effect of a proposed partial demolition on attached or row buildings.*

NA

2. *The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of Structures within the block.*

Because of prior demolitions the east end of this block has only one building, the one proposed for demolition. Because of the mixed ownership of the parcels on the block, the current and

prospective owners have collaborated to submit a landscaping plan to screen the parking lots created by the demolition and sale of the vacant lots.

3. *Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.*

NA, see above.

4. *The elimination of out of scale or out of character buildings or nonconforming land uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.*

NA

F. *Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.*

The lot will be part of commonly controlled property.

G. *Accessory Structures. Accessory Structures (garages, sheds, etc.) and ancillary Structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory Structures internal to commercial or industrial sites will, in most cases, be approved unless that Structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.*

NA

Comments

Given the rapid redevelopment occurring in the blocks south and east of Forest Park Blvd. it is clear that this surface parking lot will be used for other purposes in the foreseeable future. Staff is concerned that the lot, as currently proposed, contains enough screening to mitigate the appearance of all the automobiles currently using the lot plus the additional parked cars using the newly created parking surface.

Contact:

Kate Shea

Telephone:

E-Mail:

Planning and Urban Design, Cultural Resources Office

314-259-3463 Fax: 314-622-3413

sheak@stlouiscity.com

St. Louis City Ordinance 64689

PART IX - PRESERVATION REVIEW DISTRICTS SECTION FIFTY-FIVE.

Preservation Review Districts may be established by ordinance for areas of the City in which the Board of Aldermen finds, by ordinance, reviews of the effects of demolitions on the area are in the public interest. Prior to adoption of a Preservation Review District ordinance, i) the alderman for the ward in which the proposed district is located shall have requested the Cultural Resources Office and the Preservation Board to assess the architectural and/or cultural quality of the proposed district, and ii) within forty-five (45) days thereafter the Cultural Resources Office and the Preservation Board shall have reported its findings to the Planning Commission and the Board of Aldermen. The Cultural Resources Office and the Preservation Board shall assess the proposed district as having i) high historic district potential; ii) possible historic district potential; iii) low historic district potential; iv) demolitions within the last two years in excess of the average for similar areas in the City. Districts which are reported as being in categories i), ii) or iv) may be designated Preservation Review Districts. Preservation Review District ordinances may be repealed by ordinance at any time without Cultural Resources Office or Preservation Board action.

SECTION FIFTY-SIX.

No ordinance designating a Preservation Review District shall be adopted until the aldermanic committee to which the bill is assigned shall have conducted a public hearing on the bill. Notice of the hearing shall be given in a newspaper of daily circulation and in the City Journal at least ten days prior to such committee hearing.

SECTION FIFTY-SEVEN. Ordinance 61366, approved June 9, 1989, is hereby amended by adding one new section thereto, to be and to read as follows:

Section Sixteen. On and after the effective date of Ordinance ____ (B.B. #54) the provisions of this ordinance shall not be applicable to applications to demolish structures individually listed on the National Register of Historic Places, within a National Register of Historic Places District or for which National Register of Historic Places designation is pending.

PART X - DEMOLITION REVIEWS

SECTION FIFTY-EIGHT.

Whenever an application is made for a permit to demolish a Structure which is i) individually listed on the National Register, ii) within a National Register District, iii) for which National Register Designation is pending or iv) which is within a Preservation Review District established pursuant to Sections Fifty-Five to Fifty-Six of this ordinance, the building commissioner shall submit a copy of such application to the Cultural Resources Office within three days after said application is received by his Office.

SECTION FIFTY-NINE. Demolition permit Review Approval.

The Cultural Resources Office or Preservation Board shall have forty five working days after receipt of a copy of an application under Section Fifty-Eight to review same as hereinafter provided and advise the Building Commissioner in writing of their decision. Failure to notify the Building Commissioner in writing by the end of such period of forty five working days shall constitute an approval of such application.

SECTION SIXTY. Demolition permit Photos.

Any Applicant shall submit a 35mm photographic print, 3" x 5" minimum, focused and exposed to show all visible facades, door and window openings and any architectural ornamentation.

SECTION SIXTY-ONE. Demolition permit Preservation Board Decision.

All demolition permit application reviews pursuant to Sections Fifty-Eight to Sixty-Three shall be made by the Preservation Board, which shall either approve or disapprove of all such applications. The Preservation Board may by a duly adopted order or regulation consistent with this chapter, authorize the Cultural Resources Office to make reviews of demolition permit applications. Decisions of the Preservation Board or Cultural Resources Office shall be in writing, shall be mailed to the Applicant immediately upon completion and shall indicate the application by the Preservation Board or Cultural Resources Office of the following criteria, which are listed in order of importance, as the basis for the decision:

A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance shall be approved except in unusual circumstances which shall be expressly noted.

B. Architectural Quality. A Structure's architectural Merit, uniqueness, and/or historic value shall be evaluated and the Structure classified as High Merit, Merit, Qualifying, or non Contributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of Sound High Merit Structures shall not be approved by the Office. Demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances which shall be expressly noted.

C. Condition. The Office shall make exterior inspections to determine whether a Structure is Sound. If a Structure or portion thereof proposed to be demolished is obviously not Sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the Structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable Structure.

1. Sound Structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subparagraphs A, D, F or G of this section indicates demolition is appropriate.

2. Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.

D. Neighborhood Effect and Reuse Potential.

1. Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.

2. Reuse Potential: The potential of the Structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.

3. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present Owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of tax abatement, if applicable, and the potential for economic growth and development in the area.

E. Urban Design. The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.
2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of Structures within the block.
3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.
4. The elimination of out of scale or out of character buildings or nonconforming land uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

F. Commonly Controlled Property. If a demolition application concerns property adjoining occupied property and if common control of both properties is documented, favorable consideration will generally be given to appropriate reuse proposals. Appropriate uses shall include those allowed under the current zoning classification, reuse for expansion of an existing conforming, commercial or industrial use or a use consistent with a presently conforming, adjoining use group. Potential for substantial expansion of an existing adjacent commercial use will be given due consideration.

G. Accessory Structures. Accessory Structures (garages, sheds, etc.) and ancillary Structures will be processed for immediate resolution. Proposed demolition of frame garages or accessory Structures internal to commercial or industrial sites will, in most cases, be approved unless that Structure demonstrates high significance under the other criteria listed herein, which shall be expressly noted.

SECTION SIXTY-TWO. Application Evaluation Validity of approval or denial.

Approvals or denials of applications hereunder shall be valid only for the Owner shown on the demolition application. Requests or applications for reconsideration shall not be permitted with respect to an application. The Cultural Resources Office may refer any application with respect to which it has been granted review authority to the Preservation Board for initial evaluation and decision hereunder. In performing its evaluation of any application hereunder, the Cultural Resources Office may request further information from an Applicant or Owner, make site visits or photographs, consult or obtain from public or private sources any information pertinent to its evaluation, and may consider the views of Owners of property adjacent to the Structure, of nonprofit neighborhood associations for the area in which the Structure is located, or of established architectural preservation organizations. Any information so obtained and any

communications received by the Preservation Board and Office concerning any application shall be summarized in the Preservation Board or Office's decision.

SECTION SIXTY-THREE. Appeals.

Any Applicant or current Owner of a Structure may appeal an initial decision of the Preservation Board or a decision of the Cultural Resources Office under Sections Fifty-Eight to Sixty-Two to the Preservation Board by filing a written notice of such appeal with the Cultural Resources Office within fifteen days after the date of mailing of such decision by the Cultural Resources Office. The Cultural Resources Office shall immediately refer any application which is the subject of such an appeal, and the Cultural Resources Office's entire file thereon, to the Preservation Board for hearing and resolution, based on the criteria set out in Sections Fifty-Eight to Sixty-Two. Requests or applications to the Preservation Board for reconsideration of any such appeal shall not be permitted. The Preservation Board shall issue its decision on applications appealed under this section by the sixtieth working day following receipt of the application by the Office under Section Fifty-Eight. Any such appeal shall be deemed and conducted as a contested case within the meaning of Chapter 536, RSMo., as amended, and shall be appealable and reviewable as in such chapter provided. The Cultural Resources Office is hereby authorized to appeal any decision of the Preservation Board. Any final decision of the Preservation Board may be appealed to the Planning Commission pursuant to Section Fifty-Three.

SECTION SIXTY-FOUR. Demolition permit approval Effect of prior legal actions.

No demolition permit for properties described in Section Fifty-Eight, except in emergency situations, shall be issued by the Building Commissioner unless it has been approved as provided in Sections Fifty-Nine to Sixty-Four.



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

J.

DATE: August 24, 2009
SUBJECT: New application for the construction of an enclosed deck
ADDRESS: 3117 Longfellow Blvd.
JURISDICTION: Compton Hill Local Historic District - Ward 7
FROM: Andrea Gagen, Preservation Planner, Cultural Resources Office



3117 LONGFELLOW

Owner:
James & Jane McNeil

Applicant:
Core 10 Architecture/ Brian Wheeler

Purpose:
New application to construct a large enclosed deck in the Compton Hill Historic District.

Recommendation:
That the Preservation Board deny the enclosed deck as it does not meet the Compton Hill Historic District Standards.



PROPOSAL:

To construct a large enclosed deck that is visible from the street in the Compton Hill Historic District. The proposal also includes a large concrete patio and a concrete walk extending out to the front sidewalk.



3117 LONGFELLOW ON LOT



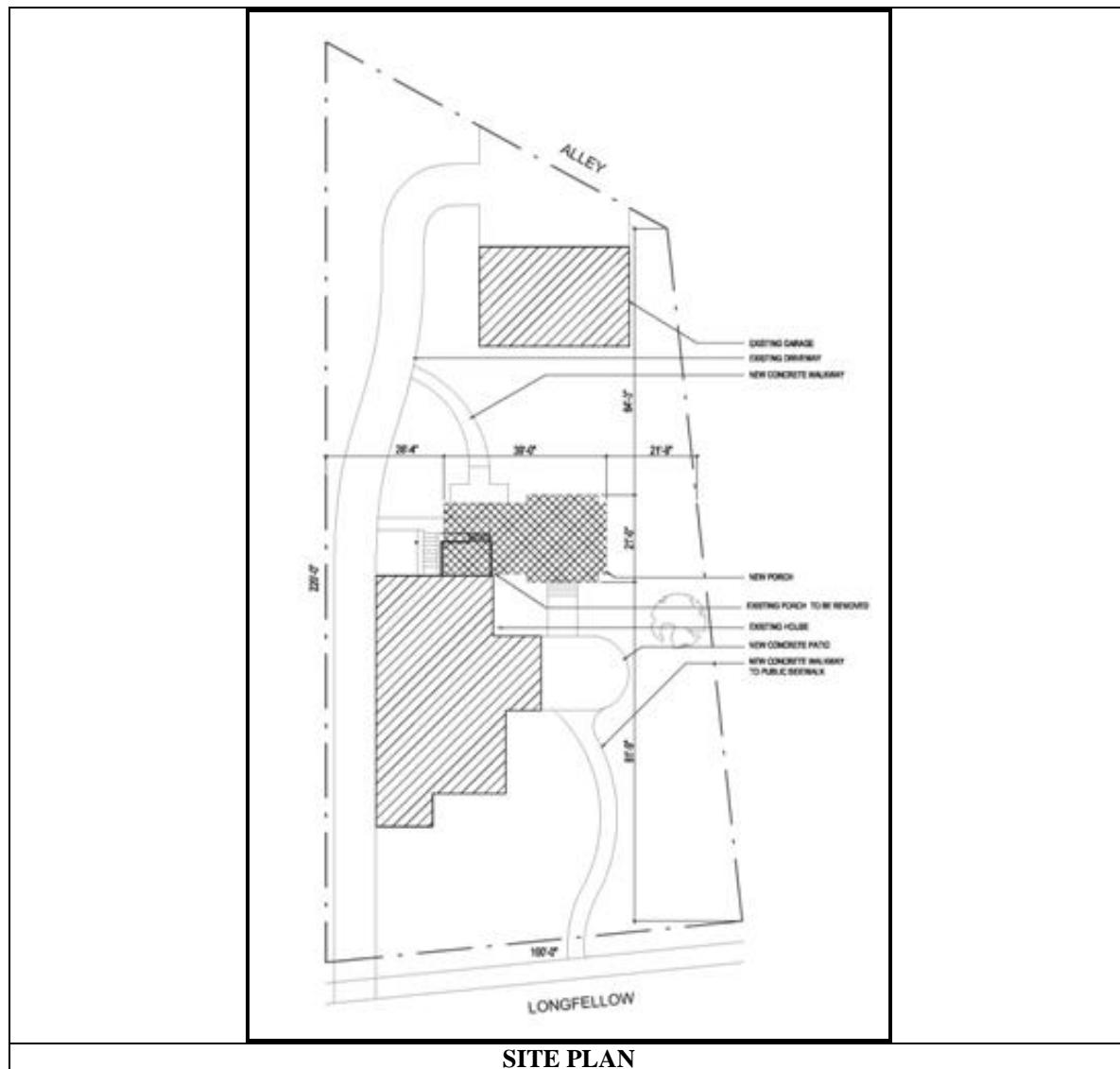
SIDE YARD – LOCATION OF PROPOSED ENCLOSED DECK

BACKGROUND:

In July 2009, the Cultural Resources Office received a new application to construct an enclosed deck. The deck is located at the rear of the house, but extends approximately 15 feet into the side yard. The proposed deck will be highly visible from Longfellow. The wood deck is proposed to have an asphalt shingle roof (standing seam metal is an alternate) and have cedar framing. It will be enclosed with screens. The screened-in deck is to be 36 feet long and 18 feet

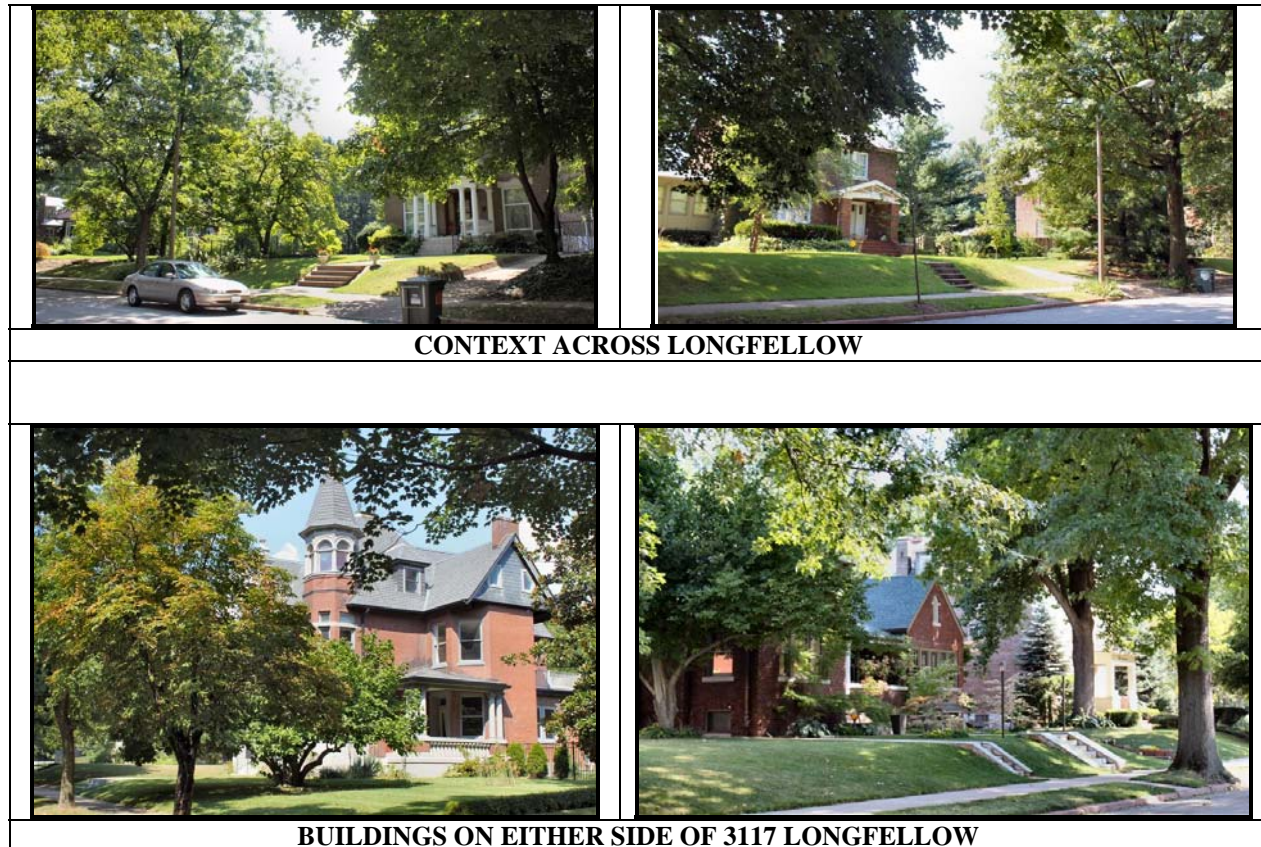
deep. In addition to the proposed deck, the applicant is proposing a large concrete patio in the side yard, as well as a new concrete walk which would extend out to the sidewalk.

The staff requested that the enclosed deck be pushed back behind the edge of the building. The applicant stated that the deck cannot go further to the south as there is a basement entry and that the owners wish to use the deck as a separation between the rear and side yards, and intend to construct a brick patio in the side yard as a place to entertain guests (although the plans indicate a concrete patio). The staff is also concerned about the addition of the walkway. As the enclosure does not meet the historic district standards, the application is being brought before the Preservation Board.





3117 Longfellow is located on a residential street with large lots and primarily large 2-3 story homes. The building is within the boundaries of the Compton Hill Historic District.



RELEVANT LEGISLATION:

Excerpt from Ordinance #57702, Compton Hill Historic District:

C. Exterior Materials

1. Materials for new or rehabilitated structures shall be compatible in type, texture and color with the original building material. If the building is new, materials shall be compatible in type, texture and color with the predominant original building materials used in the neighborhood. **Does not comply. Because this enclosed deck extends past the edge of the original building, it appears as an addition. The materials do not match the building material of the original structure.**
2. The use of raw concrete block and imitations or artificial materials are not permitted. Aluminum or other types of siding are permitted only when they are used in the place of wood siding and are similar in detail and design to the original siding. Mill finished aluminum is not permitted. Previously unpainted brick surfaces shall not be painted. **Complies.**

D. Architectural Detail

1. Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, a similar detail may be substituted. **Does not comply. Although this would not normally apply to a rear porch/deck, because the new deck is visible from the street, it becomes applicable.**

2. Doors, windows and other openings on rehabilitated structures shall be of the same size and in the same horizontal and vertical style as in the original structures. Exterior shutters, when used, shall be made of wood and shall be of the correct size and shape to fit the entire opening for which they were intended. **N/A**
3. Storm doors, storm windows, and window frames shall be of wood, color finished material. Mill finished aluminum or similar metal is not permitted. **Complies.**
4. Renovated dormers, towers, porches, balconies or cornices shall be maintained in a similar profile, size and detail as originally constructed. Similar new construction shall complement the design. **Does not comply. Although this would not normally apply to a rear porch/deck, because the new deck is visible from the street, it becomes applicable.**

E. Roof Shape and Material

1. In neighborhoods in which a roof shape, angles and lines are dominant, new or renovated structures shall conform to such shape, angles and lines. **Complies.**
2. Roof materials shall be slate, tile, copper or asphalt shingles. Roll roofing material, corrugated sheet metal, shiny metal, or brightly colored asphalt shingles are not permitted where seen. **Complies, although the alternate of standing seam metal does not.**

COMMUNITY CONSULTATION:

The Cultural Resources Office has not been contacted by the Alderwoman. The office has received a letter of support for the project from the Compton Heights Neighborhood Betterment Association.

COMMENTS :

The Cultural Resources Office staff believes that the proposed screened-in deck is an incompatible addition in its proposed location, due to its high visibility from the Longfellow. Although the detailing of the deck framing attempts to recall the side gable on the main house, something is lost in the translation from brick to wood.

If the proposed deck is constructed, the patio would be more appropriate if done in brick. The staff would discourage the addition of a walkway to the front sidewalk, especially since there is currently a set of large front entry stairs and a front entry driveway on the opposite side of the house.

CONCLUSION:

The Cultural Resources Office is asking that the Preservation Board deny the enclosure deck as it does not meet the Compton Hill Historic District standards.

CONTACT:

Andrea Gagen	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 216
Fax:	314-622-3413
E-Mail:	gagen@stlouiscity.com



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
Cultural Resources Department

K.

Date: August 24, 2009
To: City of St. Louis Preservation Board
From: Bob Bettis, Cultural Resources Office
Subject: New Application: To Replace Seven Windows in Storefront
Address: 2000 Sidney St. Agenda No. 2009.1754
District: Benton Park Local Historic District Ward: 9



2000 SIDNEY STREET

Applicant:
Bricks & Mortar LLC.
Mina Nashan

Tenant:
Sidney Street Cafe

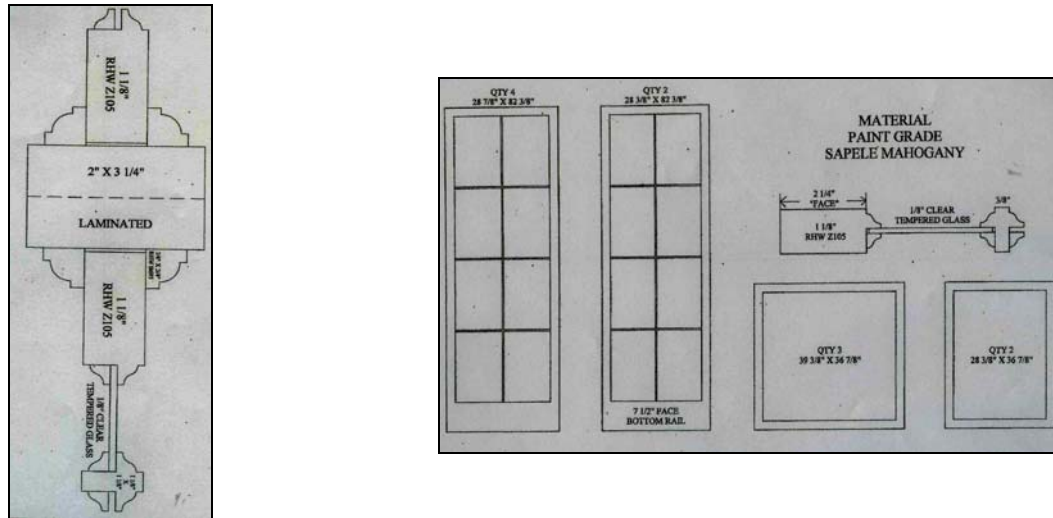
Owner:
Bricks & Mortar LLC.

Staff Recommendation:
That the Preservation Board deny the application,
as the proposed windows do not comply with
historic district standards.



Proposal

To replace seven windows in a single storefront on a three-story commercial building in the Benton Park Historic District.



PROPOSED WINDOWS

Background

On July 23, 2009, the Cultural Resources Office received an application for the Sidney Street Cafe for alterations to a single storefront on a three-story commercial building. The application proposed the replacement of seven windows in one of three existing storefronts. The three storefronts were altered prior to the Local Historic district went into effect and are not compatible with the historic district standards. The proposal is based off of the non-compliant storefronts and not a proper Model Example.

Because the proposed alterations did not comply with the historic district standards, the application was scheduled for the next Preservation Board meeting.



DETAIL OF WINDOWS TO BE REPLACED

Site and Surrounding Area:

2000 Sidney St. is a three-story commercial building, constructed 1890. It is located at the intersection of Sidney and Salena, in the Benton Park Local Historic District. Surrounding buildings are primarily residential and contributing resources to the Benton Park Local Historic District.



DETAIL OF BULKHEAD AND TRANSOM



CONTEXT

Relevant Legislation

Excerpt from Ordinance #67175, Benton Park Historic District:

ARTICLE #2 EXISTING BUILDING

208 Storefronts

208.1 Reconstructed Storefronts

1. The glazing shall be insulating glass. Required by City Building Code
2. All exposed materials shall be painted, including wood and metal.
3. Be based on a Model Example consistent with the buildings original character.

Partly complies. The proposed casement windows are based on the existing non-compliant storefronts on the building and not a proper Model Example

Community Consultation

As of this writing, the Cultural Resources Office has received no comments from the Ward Alderman, or any neighborhood group.



LOOKING SOUTHWEST

Comments

2000 Sidney, constructed in 1890, no longer has its original storefront windows. Although the transom and bulkhead arrangement may be close to the original configuration, the storefront casement windows are not compatible. The divided lights are a contemporary change and do not reflect the open appearance that would have appeared historically. The transom and bulkhead have symmetrical tripartite divisions and the storefront windows would have followed the same mullion pattern.

The owner has gone through a great expense to replicate the existing windows in an attempt at uniformity with the two other storefronts. The materials are consistent and the dimensions will in fact reflect the extant storefronts. However, storefronts are a key component of this building and the standards clearly dictate that a Model Example is required when undertaking this type of project.

Conclusion

The Cultural Resources Office staff recommends that the Preservation Board deny approval of the storefront alterations as proposed.

Contact:

Bob Bettis
Telephone:
E-Mail:

Planning and Urban Design, Cultural Resources Office
314-622-3400 x 277 Fax: 314-622-3413
bettisb@stlouiscity.com



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

L.

Date: August 24, 2009
From: Kate Shea, Cultural Resources Office
To: City of St. Louis Preservation Board
Subject: New Application
Address: 4130-44 Dr. Martin Luther King Blvd.
District: Ville Historic District **Ward:** 4

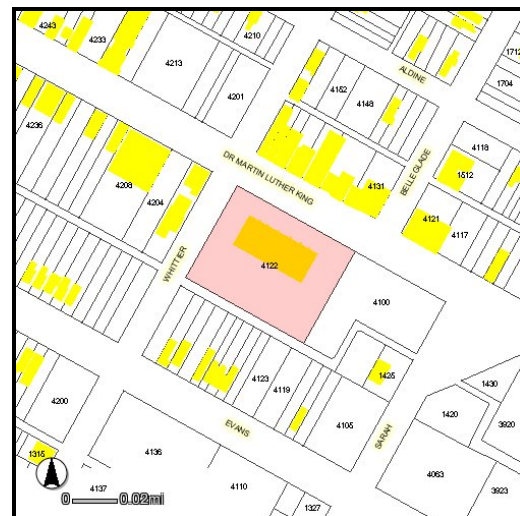


4130 DR. MARTIN LUTHER KING JR BLVD.

Owner:
Habitat for Neighborhood Business
Mr. Terry Donohue, representative

Applicant:
Dale Sign Company

District:
The Ville Local Historic District



Background:

The Habitat for Neighborhood Business is a privately funded small business incubator recently constructed on Dr. Martin Luther King, Jr. Blvd in the Ville Local Historic District. The project was approved by staff in November, 2008. At the time of the staff review and approval, no sign plan was submitted for review or comment.

The Center is now completed and ready for tenants. The private funder of the project has funded the construction of plastic signs, backlit by neon, to be installed above each storefront.

Representatives of the Center have applied for a general building permit for installation of the signs, intending to obtain permits from the Zoning Administrator once sign copy has been identified. The building division has informed the owner that it will issue permits for the blank signs, not routing them to Zoning, which could not approve them.



BLANK SIGN PROPOSAL FOR THE HABITAT FOR BUSINESS BUILDING

In addition to applying for a building permit, the owner has also applied for additional funding from the City of St. Louis Facade Improvement program to pay for the signs and for landscaping the parking lot. The parking lot landscaping was a requirement for approval of the building permit in 2008. Because the Facade Improvement program uses Federal Block Grant funding, the signs would also need to be approved under Section 106 of the National Preservation Act, a regulatory function that the Cultural Resources Office manages by an agreement among HUD (the Housing and Urban Development Agency), the MO-SHPO (the Missouri State Historic Preservation Office) and the City of St. Louis. Backlit signs such as those proposed are normally not approved in historic districts under this program, and the proposal would need to be reviewed by the MO-SHPO if the applicant continues with the current proposal.

Both the staff of the Cultural Resources Office and the Facade Improvement Program has attempted to work with the applicant to change the sign proposal. The first proposal by staff included the use of awnings for each storefront with businesses identified on the valance. A second idea included the use of professional board signs with external lights illuminating the signs at night.

Reasons for Application:

The applicant has stated that he wishes to have signs ready for installation of copy as businesses change in the Center.

**Site and Surrounding Area:**

The site is on Dr. Martin Luther King Jr. Drive, in the heart of the Ville Local Historic District. A once thriving commercial street, the commercial district has suffered from a lack of sustained investment over the past years. Some businesses however continue to thrive. All signs within the District have been limited to awnings and exterior lit board signs.

**Community Consultation:**

Alderman Moore has expressed interest in seeing the Habitat project succeed, however has not yet commented on the blank, backlit sign proposal.

Governing Legislation:

Title 24

SECTION FORTY-ONE. Determination of compliance or recommendation required before permit approved: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. No permit for any such construction, alteration or demolition shall be issued by the building commissioner unless the Cultural Resources Director shall have determined that the proposed work complies with the applicable Historic District or

Landmark or Landmark site standards, or the Preservation Board or Cultural Resources Director has recommended that the application for permit be approved.

*THE VILLE LOCAL HISTORIC DISTRICT
REHABILITATION AND NEW CONSTRUCTION STANDARDS*

A. Signs:

Signs within the commercial district shall be in accordance with the zoning ordinance.

The signs, as proposed, do not meet the Zoning Code as they have no copy.



CLOSE UP OF THE EXISTING STOREFRONTS AS APPROVED BY STAFF IN 2008.

LOWER LEFT PHOTOGRAPH ILLUSTRATES THE BUILDING CURRENTLY, THE 'MOCKED-UP'

PHOTOGRAPH ON THE RIGHT SHOWS A PROPOSED BACKLIT NEON SIGN WITHOUT COPY.



Comments

The Habitat for Business is a wonderful project that has had the support of all of the staff of Planning and Urban Design Agency as well as the Mayor's Office and the St. Louis Development Corporation. The well designed commercial building is an asset to the streetscape along Dr. Martin Luther King, Jr. Drive.

Installation of the proposed, blank, back-lit signs is however a misguided attempt to bring an inexpensive and poorly designed solution to



AWNING SIGNS ON S. GRAND BLVD.

maintaining uniformity of signage in the Center. Looking at signage on commercial buildings in other City Historic Districts reveals that signs on



HISTORIC COMMERCIAL STOREFRONT BUILDING ON GRAND AVENUE

brightly colored awnings, or using board signs with external lighting, bring a level of sophistication and good design that will compliment the good looking storefront building.



MAJESTIC RESTAURANT ON EUCLID AVE

Staff recommends denial of the application for a building permit and urges the owner to work with staff of both the Cultural resources Office and the Facade Improvement Program to develop a comprehensive sign standard for tenants of the Center, while maintaining sensitivity to the requirements of the Local Historic District.



THE SIGNS FOR EASTON LOAN COMPANY, LOCATED WITHIN THE HISTORIC DISTRICT, WERE NEVER APPROVED BY STAFF OF THE CULTURAL RESOURCES OFFICE.



**THE FAMILY DOLLAR STORE,
LOCATED WEST OF THE SITE ON
DR. MARTIN LUTHER KING, JR.
DRIVE, IS OUTSIDE THE CITY
HISTORIC DISTRICT AND NOT
SUBJECT TO STAFF REVIEW.,**

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PART V - HISTORIC DISTRICTS AND LANDMARKS - CONSTRUCTION, ALTERATION AND DEMOLITION

SECTION THIRTY-NINE. Permit required when: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site

No Owner or other person shall construct, demolish or alter any designated feature or Exterior Architectural Feature with respect to any Improvement situated within an Historic District, or within or part of a Landmark or Landmark Site, nor shall such person cause or permit any such work to be performed upon such property, unless an application shall have been filed with the building commissioner and a permit obtained therefor from the building commissioner. The building commissioner shall immediately upon receipt of any such application for permit forward a copy of such application to the Cultural Resources Office for review.

SECTION FORTY. Preliminary design review of proposed construction or Exterior Alterations: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. The Preservation Board may establish procedures for preliminary design review by the Cultural Resources Director and the staff of the Cultural Resources Office of proposed construction or Exterior Alterations where Landmark or Historic District standards may be expected to apply. If, after a preliminary design review as above, an application for permit is received by the building commissioner which conforms to the plans and specifications as approved at the preliminary design review, the building Commissioner may issue the permit.

SECTION FORTY-ONE. Determination of compliance or recommendation required before permit approved: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. No permit for any such construction, alteration or demolition shall be issued by the building commissioner unless the Cultural Resources Director shall have determined that the proposed work complies with the applicable Historic District or Landmark or Landmark site standards, or the Preservation Board or Cultural Resources Director has recommended that the application for permit be approved.

SECTION FORTY-TWO. Consideration of permit application: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. If the proposed construction, alteration or demolition is not covered by any duly approved design standard for the Historic District, Landmark or Landmark Site in which the Improvement is situated, the Cultural Resources Office or the Preservation Board shall review the application for permit, as provided by the

rules of the Preservation Board. In making such review, the Preservation Board or Cultural Resources Office, as the case may be, shall consider such application in light of the Historic District plan and Historic District standards with respect to the Historic District, or the Landmark plan and standards, as the case may be, the intent of this ordinance, the effect of such proposed construction, alteration or demolition on the significant features or characteristics of the Historic District or Landmark or Landmark Site which were the basis for the Historic District or Landmark or Landmark Site designation and such other considerations as may be provided by rule of the Preservation Board. The Preservation Board or the Cultural Resources Office, as the case may be, shall forward its determinations or recommendations with respect to the application to the building Commissioner within forty five (45) days from the date of application for permit. The building commissioner shall deny the application for permit if the Preservation Board or the Cultural Resources Office, as the case may be, recommends that the permit be denied or if the Applicant refuses to accept conditions to approval that may be required by the Cultural Resources Office or Preservation Board or by the building Commissioner on direction of the Cultural Resources Office or the Preservation Board.

SECTION FORTY-THREE. Granting or denial of permit application: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

The building commissioner shall in any case grant or deny the application for a permit within fifty (50) days from the date of application.

SECTION FORTY-FOUR. Appeal on actions or determinations: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

Any person aggrieved by, or any officer, department, board, bureau or commission of the City affected by, the action of the building Commissioner with respect to a requested permit based on the Cultural Resources Office's application of the Landmark or Historic District standards to a requested permit or based on the recommendations or determinations by the Preservation Board or Cultural resources Office pursuant to Sections Thirty-Nine through Forty-Three, may appeal the action of the building commissioner to the Preservation Board for review and hearing. Such appeal shall be known as a preservation appeal and shall be taken within thirty (30) days after the action of the building commissioner by filing a notice of appeal with the Cultural Resources Office specifying the grounds of such appeal.

SECTION FORTY-FIVE. Hearing on filed appeal: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site. Within forty five (45) days after the filing of appeal to the Preservation Board, the Preservation Board shall hold a hearing thereon. The Preservation Board shall hear the recommendations and evidence submitted by the Cultural Resources Office and by any officer, department, board, bureau or commission desiring to be heard thereon and shall permit the appellant and other parties to the appeal an opportunity to appear and be heard by the Preservation Board and to submit evidence. The Preservation Board may permit any other interested person an opportunity to appear and be heard by the Preservation Board. The Preservation Board may continue or adjourn the hearing or schedule additional hearings to permit a full hearing of the appeal. The Preservation Board shall cause all proceedings in a preservation appeal to be suitably recorded and preserved.

SECTION FORTY-SIX. Attempt to reconcile proposed action with applicable standards: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

The Preservation Board shall endeavor to reconcile the construction, alteration or demolition proposed by the Applicant for permit with the applicable Historic District or Landmark standards. If an application for permit is revised or resubmitted in accordance with such a reconciliation, then the building Commissioner shall approve the necessary permit, provided that any conditions for such permit under the building code or other ordinances have otherwise been met.

SECTION FORTY-SEVEN. Consideration of claim that property cannot be put to reasonable beneficial use without approval of proposed work: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

If the Applicant for permit claims that the property involved cannot be put to a reasonable beneficial use without the approval of the proposed construction, alteration or demolition the Applicant shall present evidence at the hearing before the Preservation Board, establishing such claim, and in the case of income producing property, the Applicant shall also present evidence whether the Applicant is able to obtain a reasonable return on the Applicant's investment from the property without the approval of the proposed construction, alteration or demolition. If such a claim is presented, the Preservation Board shall consider the possibility of preserving the property, including plans for its use in economically productive ways. The Preservation Board may hear evidence thereon at the hearing or may continue the hearing for a reasonable time to permit the preparation and presentation of evidence thereon to the Preservation Board by the Cultural Resources Director, the

Cultural Resources Office, or any other person, including members of the Preservation Board. After consideration of the evidence, the Preservation Board shall make a determination whether the property can be put to a reasonable beneficial use without the approval of the proposed work; and in the case of income producing property, the Preservation Board shall also determine whether the Applicant can obtain a reasonable return on its investment from the property without the approval of the proposed work.

SECTION FORTY-EIGHT. Considerations in review of proposed work: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

In its review of the proposed construction, alteration or demolition, the Preservation Board shall consider whether the proposed work would violate the intent of this ordinance and the intent of the applicable Historic District or Landmark or Landmark Site designation ordinance as reflected in the Historic District or Landmark preservation plan, whether the proposed work would adversely affect the characteristics of the district or site which were the basis for the Historic District, Landmark or Landmark Site designation, whether there have been changes in the circumstances or conditions in or affecting the Historic District, Landmark or Landmark Site since its designation, and other relevant considerations, such as the availability of economically feasible alternatives to the proposed work.

SECTION FORTY-NINE. Decision or determination: Demolition, Construction, Alteration - Historic District or Landmark/Landmark Site.

A. Unless there shall have been a reconciliation, the Preservation Board shall reverse or affirm, with or without conditions or modifications, the action of the Building Commissioner with respect to the requested permit or make such order, decision or determination as ought to be made. The Preservation Board shall make its decision within fifty five (55) days after the filing of appeal to the Preservation Board, except that if the Applicant for permit submits evidence in support of a claim that the property cannot be put to a reasonable beneficial use without the approval of the proposed construction, alteration or demolition, the Preservation Board shall have forty five (45) days following completion of the hearing on the preservation appeal to make its decision, including any determinations required to be made under Section Forty-Seven of this ordinance. The Preservation Board shall promptly notify the parties and the Building Commissioner in writing of its decision.

B. If the Preservation Board determines that the property cannot be put to a reasonable beneficial use without the approval of the proposed construction,

alteration or demolition, the Preservation Board shall recommend that the application for permit be granted (subject to applicable building code requirements), except that the Preservation Board may delay the granting by the Building Commissioner of the permit for construction, alteration or demolition for up to one hundred (100) days to pursue alternatives for preserving such property. Such period of delay shall be measured from the date of the Preservation Board's decision of the preservation appeal. The determination to delay the granting of such permit shall require the affirmative vote of at least five of the seven members of the Preservation Board and a finding by the Preservation Board that the proposed construction, alteration or demolition will have a significant adverse effect on the Historic District or the Landmark or Landmark Site. If, during such period of delay, new or additional material information is discovered or becomes available to the Preservation Board relating to the reasonable beneficial use of the property or to alternatives for preserving such property, the Preservation Board may, during such period of delay and upon notice to the parties, reopen the hearing to take additional evidence and may revise its findings or decision based on such evidence.